



**Lawson Road, Seaton Carew, Hartlepool, TS25  
1BA  
2 Bed - Bungalow - Detached  
£189,950**

**Council Tax Band: C  
EPC Rating: D  
Tenure: Freehold**



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# Lawson Road, Seaton Carew, TS25 1BA

\*\*\* NO CHAIN INVOLVED \*\*\* A spacious two bedroom DETACHED BUNGALOW occupying a pleasant position on Lawson Road in a popular part of Seaton Carew close to the seafront. The home offers accommodation ideal for those wanting to downsize without comprising on space with double bedrooms, large lounge and separate dining room. An internal viewing comes recommended, with further benefits including gas central heating, uPVC double glazing, larger than average garage and west facing rear garden.

The full layout comprises: entrance porch through to a generous entrance hall and into the main lounge which links to the dining room and through to the kitchen. The kitchen is fitted with a range of units to base and wall level with a built-in oven, hob and extractor. The hall provides further access to both bedrooms and the bathroom which incorporates a four piece suite and chrome fittings.

Externally, the bungalow is set back from the road, with a low maintenance front and long drive which continues alongside the property to the garage. The enclosed west facing rear garden should, again, prove to be low maintenance with paving and flowerbed. The bungalow is within a short stroll of Seaton Carew's popular seafront, close to amenities and transport links. VIEWING RECOMMENDED.

## ENTRANCE PORCH

Accessed via uPVC double glazed entrance door with matching side screens, attractive exposed stonework, panelled ceiling, glazed internal door through to the entrance hall.

## ENTRANCE HALL 16'5 x 4'10

A generous entrance hall which incorporates a walk-in cloaks cupboard with Worcester gas central heating boiler, single radiator, hatch to loft space.

## FRONT LOUNGE 16'7 x 11'11

A generous dual aspect lounge with a large uPVC double glazed bow window to the front aspect, additional uPVC double glazed window to the side aspect, feature fire surround with 'marble' style back and base, electric fire, coving to ceiling, double radiator, additional single radiator, archway through to:

## REAR DINING ROOM 9'10 x 7'10

Ideally situated off the kitchen, whilst incorporating an integral door to the garage, uPVC double glazed French doors to the rear garden, coving to ceiling, double radiator.

## KITCHEN 9'9 x 8'9

Fitted with a range of units to base and wall level with complementing work surfaces and matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with separate four ring hob and extractor hood over, tinted glass splashback, recess for fridge/freezer, three drawer unit to base level, 'tile' effect laminate flooring, uPVC double glazed window looking out to the rear garden, uPVC double glazed door opening to the rear garden, single radiator.

## BEDROOM ONE 11'10 x 10'4

A good size master bedroom with uPVC double glazed bow window to the front aspect, single radiator.

## BEDROOM TWO 9'9 x 10'4

A spacious second bedroom with uPVC double glazed window looking out to the rear garden, single radiator.

## BATHROOM/WC 8'3 x 7'2

Fitted with a four piece suite comprising: panelled bath with mixer tap and shower attachment, corner shower cubicle with chrome frame, twin glass panelled doors and electric shower, inset wash hand basin with central mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, tiling and panelling to splashback areas, 'tile' effect laminate flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.

## EXTERNALLY

The property features a low maintenance paved front with a planted border and double wrought iron gates opening to a paved driveway which allows ample off street parking continuing alongside the bungalow to the garage. A gate to the opposing side leads through to the private enclosed rear garden which enjoys a westerly aspect, being predominantly paved with raised flowerbed and personal door to the garage.

## LARGER THAN AVERAGE GARAGE 20'9 x 10'6

Accessed via an up and over door to the front, integral door from the dining room, utility space, stainless steel sink with mixer tap and single drainer, uPVC double glazed window into the rear garden, glazed door to the rear garden, lighting, power points.

## NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





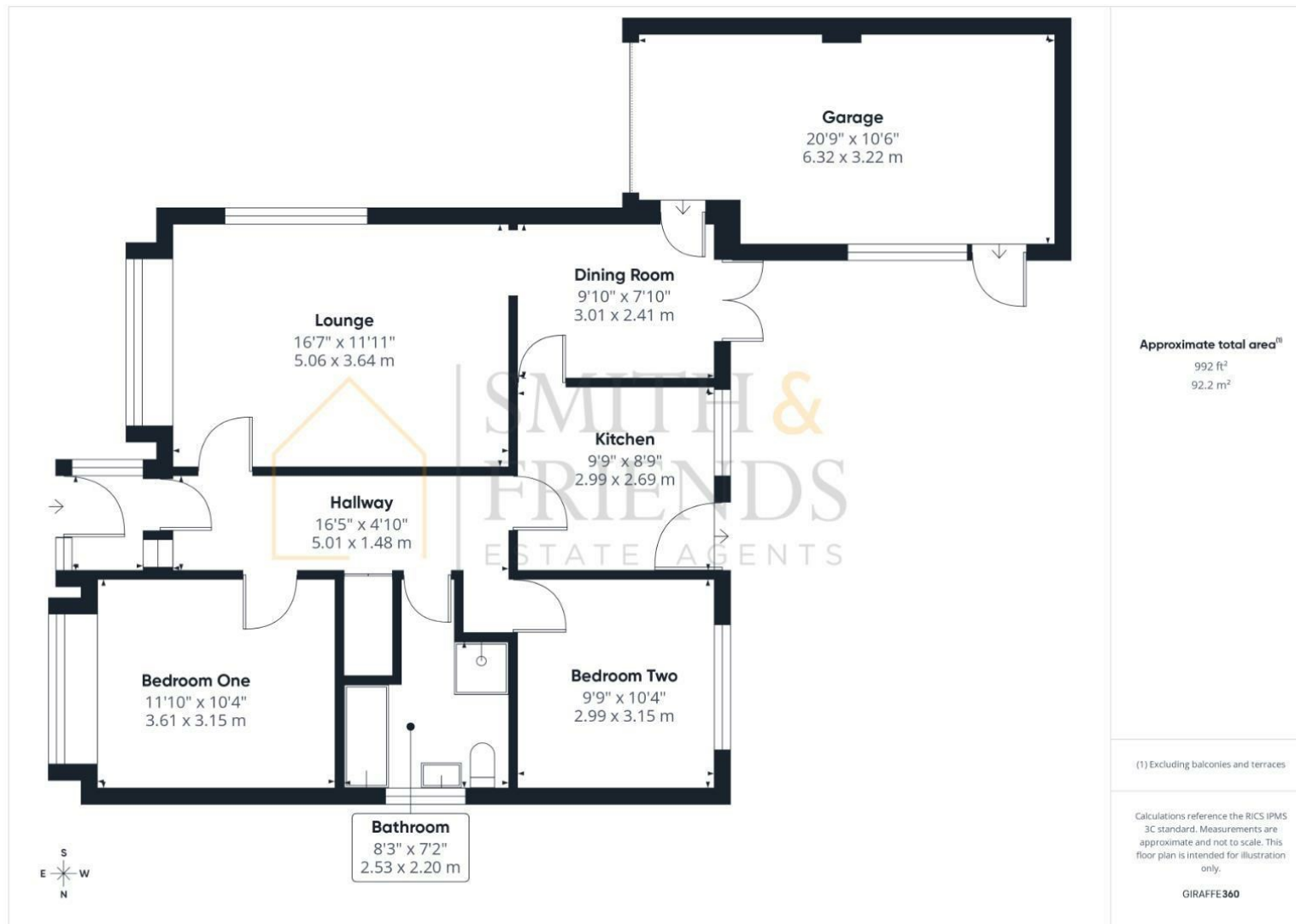




# Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>81</b> |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            | <b>62</b>                                                                                                     |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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