



An impressive family home with three double bedrooms. A rarity to the market with beautifully upgraded and enhanced accommodation which features a superb open plan kitchen/diner/sitting room alongside the generous family lounge. An internal viewing comes highly recommended with further benefits including modern bathroom, en-suite and guest WC. The accommodation is warmed by gas central heating and features upgraded uPVC double glazing. The layout comprises; entrance porch through to the generous family lounge which incorporates stairs to the first floor and bi-fold doors to the rear garden. The garage has been converted giving extra space to an enviable kitchen/diner/sitting room with quality units, fully integrated appliances and French doors to the rear. A useful guest cloakroom/WC completes the ground floor. To the first floor are three double bedrooms, the master benefiting from a good size en-suite which incorporates a four piece suite. The remaining bedrooms are served by the family bathroom which is fitted with a modern three piece white suite and chrome fittings. Externally the property is set back from the road with a low maintenance front garden. The south facing rear garden has artificial turf and patio areas. Drive to the rear for secure off street parking.

**Seaton Lane, Hartlepool, TS25 1JB**

**3 Bedroom - House - End Terrace**

**£190,000**

**EPC Rating:**

**Tenure: Freehold**

**Council Tax Band: C**



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FRIENDS**  
ESTATE AGENTS



## GROUND FLOOR

### ENTRANCE PORCH

4'6 x 4'2 (1.37m x 1.27m )

Access via upgraded entrance door, uPVC double glazed window to the side aspect, built in cloaks cupboard, single radiator.

### FAMILY LOUNGE

20'2 x 13'1 (6.15m x 3.99m)

A generous dual aspect family lounge with uPVC double glazed bi-folding doors to the rear garden, uPVC double glazed window to the front aspect, modern laminate flooring, stairs to the first floor with fitted carpet, double radiator.

### KITCHEN/DINER/SITTING ROOM

26'0 x 13'2 (7.92m x 4.01m )

Fitted with a quality range of units to base and wall level with brushed stainless steel handles, complimenting work surfaces with matching splashback, inset one and a half bowl single drainer sink with mixer tap, fully integrated appliances including built in double oven, separate four ring hob with extractor over, integrated larder style fridge and freezer, integrated dishwasher, integrated washing machine, concealed gas central heating boiler, modern laminate flooring, inset spot lights, modern panelled radiator in white, dining and seating area with uPVC double glazed French doors to the rear garden.

### GUEST CLOAKROOM/WC

Fitted with a two piece white suite and chrome fittings comprising; wash hand basin with central mixer tap, low level WC, tiled splashback, extractor fan.

## FIRST FLOOR

### LANDING

Built in storage cupboard, hatch to loft space, single radiator.

### BEDROOM ONE

11'0 x 9'2 (excluding wardrobes) (3.35m x 2.79m (excluding wardrobes) )

uPVC double glazed window to the front aspect, fitted carpet, double radiator.

### EN-SUITE BATHROOM

8'5 x 7'10 (2.57m x 2.39m)

Fitted with a four piece suite comprising; panelled bath with dual taps, shower cubicle with chrome shower, pedestal wash hand basin with mixer tap, low level WC, tiling to splashback, recessed vanity area, two double glazed 'Velux' style windows, extractor fan, inset spot lights, double radiator.

### BEDROOM TWO

13'1 x 8'7 (3.99m x 2.62m)

uPVC double glazed window to the rear aspect, fitted carpet, radiator.

### BEDROOM THREE

11'5 x 7'9 (3.48m x 2.36m)

uPVC double glazed window to the front aspect, fitted carpet, radiator.

### FAMILY BATHROOM

7'6 x 6'3 (2.29m x 1.91m)

Fitted with a modern three piece white suite and chrome fittings comprising; panelled bath with mixer tap, shower attachment and electric shower over, protective glass shower screen, pedestal wash hand basin with mixer tap, low level WC, tiling and panelling to splashback, extractor fan, uPVC double glazed window to the front aspect, double radiator.

### EXTERNALLY

To the front is a low maintenance garden with lawn, path and wrought iron railings. The enclosed rear garden enjoys a southerly aspect with artificial turf and patio. A driveway to the rear provides secure off street parking.







Seaton Lane, Hartlepool, TS25 1JB



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
1065 ft<sup>2</sup>  
99 m<sup>2</sup>

**Reduced headroom**  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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. We 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.

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