



Vickers Lane, Seaton Carew, TS25 2DN
2 Bed - House - End Terrace
Offers In Excess Of £130,000

Council Tax Band: B
EPC Rating: B
Tenure: Freehold

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

*****WAS £140,000***** A beautifully presented two bedroom end terraced property offering modern accommodation ideal for a first time buyer, young family or those looking to downsize. The home occupies a pleasant position on the development and comes with an internal viewing recommended. The accommodation features gas central heating, uPVC double glazing and secure burglar alarm system, whilst further benefitting from a double drive to the front and low maintenance rear garden. The full layout comprises: entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, the lounge leads through to a full width kitchen/dining room, the kitchen area featuring modern gloss units and includes a built-in oven, hob and extractor, with the dining area incorporating French doors to the rear garden. To the first floor are two good size bedrooms which are served by a modern shower room featuring a three piece suite and chrome fittings. Externally is a low maintenance front, with off street parking for two cars, whilst a gate to the side of the property leads through to the enclosed rear garden with lawn and patio areas. All blinds, curtains and light shades are included in the asking price. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).





GROUND FLOOR

ENTRANCE HALL

Accessed via recently upgraded double glazed composite entrance door, stairs to the first floor, fitted carpet, single radiator, access to:

GUEST CLOAKROOM/WC

Fitted with a modern two piece white suite and chrome fittings comprising: pedestal wash hand basin with chrome dual taps and vanity cabinet below, low level WC, tiled splashback, uPVC double glazed window to the front aspect, single radiator.

LOUNGE

15'01 x 9'02 (4.60m x 2.79m)

A pleasant lounge with uPVC double glazed window to the front aspect, fitted carpet, two television points, double radiator.

KITCHEN/DINING ROOM

12'09 x 8'02 (3.89m x 2.49m)

A full width kitchen/diner with modern gloss units to base and wall level, complementing work surfaces with matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven, four ring gas hob above and extractor over, all finished in brushed stainless steel, integrated washing machine, wall mounted gas central heating boiler with matching unit, space for free standing fridge/freezer, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear garden, useful storage cupboard, single radiator.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space.

BEDROOM ONE

12'09 x 8'02 (3.89m x 2.49m)

uPVC double glazed window overlooking the rear garden, fitted carpet, television point, single radiator.

BEDROOM TWO

12'09 x 8'06 (3.89m x 2.59m)

Two uPVC double glazed windows to the front aspect, fitted carpet, storage cupboard, single radiator.

SHOWER ROOM/WC

Fitted with a modern three piece suite and chrome fittings comprising: walk-in shower with chrome overhead shower and separate attachment, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, panelling and tiling to splashback areas, extractor fan, uPVC double glazed window to the side aspect, single radiator.

OUTSIDE

The property features a low maintenance front, with double width driveway providing useful off street parking for two cars. The enclosed rear garden features lawn and patio areas with fenced boundaries and gated access.

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.

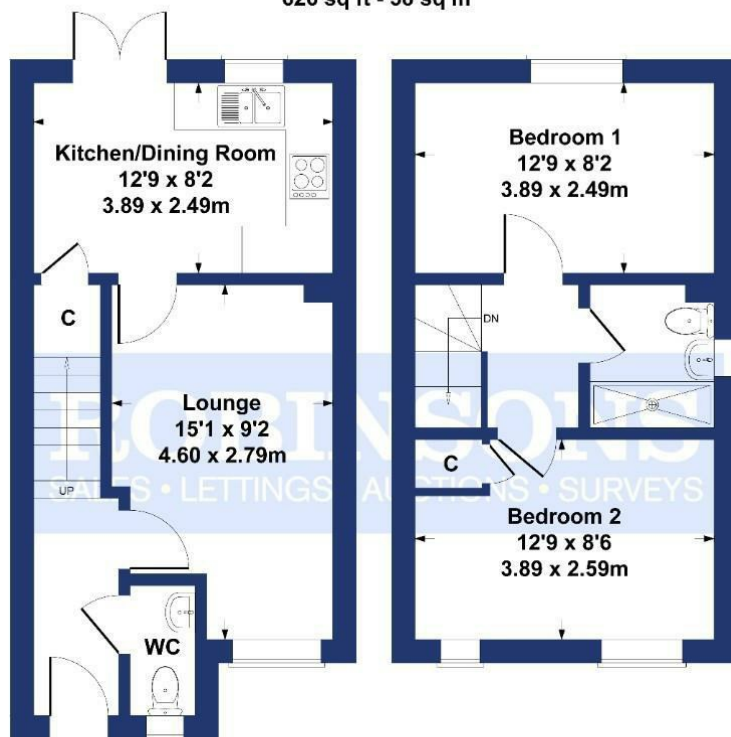




Vickers Lane Hartlepool

Approximate Gross Internal Area

626 sq ft - 58 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2020

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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



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