Vickers Lane, Seaton Carew, TS25 2BF
3 Bed - House - Semi-Detached
£160,000

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

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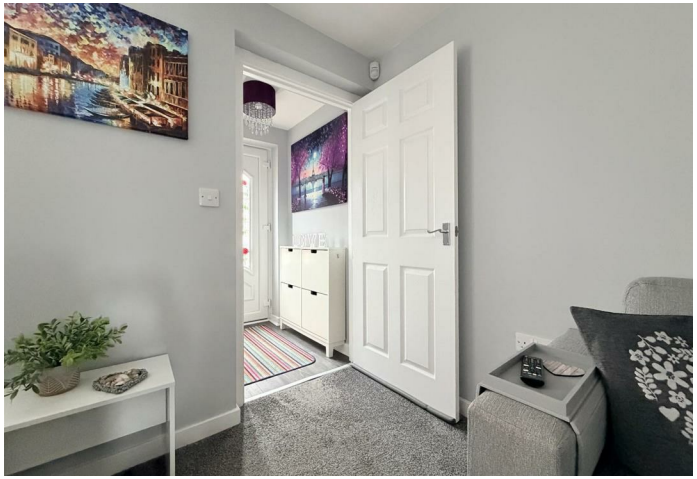
Vickers Lane
Seaton Carew Hartlepool TS25 2BF

A modern semi-detached property offering well presented accommodation spread over three floors, with THREE GOOD SIZE BEDROOMS, modern kitchen, bathroom and recently upgraded en-suite shower room. The home occupies a pleasant position on the development, with a larger than average rear garden and double drive. An ideal purchase for a first time buyer or young family, with further benefits including gas central heating, uPVC double glazing and burglar alarm system. The internal layout and features comprise: entrance porch, through to the lounge with an inner hall incorporating stairs to the first floor and access to a useful guest cloakroom/WC, the full width kitchen/diner is fitted with a range of units to base and wall level with a built-in oven, hob and extractor. To the first floor are two good size bedrooms and the family bathroom/WC which is fitted with a three piece white suite and chrome fittings. To the second floor is the master bedroom and impressive, recently upgraded en-suite shower room. Externally is a low maintenance front with double width driveway, whilst a gate to the side of the property leads through to the larger than average landscaped rear garden. Vickers Lane is situated in a popular part of Seaton Carew, close to the seafront. VIEWING RECOMMENDED.



ideal

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SAND
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HOME
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MOLLY

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SUNSHINE
RELAX
SAND CASTLES
WAVES
SANDY TOES
SALTY KISSES
PARADISE

GROUND FLOOR

ENTRANCE PORCH
Accessed via double glazed entrance door, modern laminate flooring, single radiator, door through to:

FAMILY LOUNGE
14'8 x 11'9 (4.47m x 3.58m)
uPVC double glazed window to the front aspect, fitted carpet, television point, double radiator, useful under stairs storage cupboard, access to inner hall.

INNER HALL
Modern laminate flooring, turned staircase to the first floor with fitted carpet, access to:

GUEST CLOAKROOM/WC
4'3 x 3'9 (1.30m x 1.14m)
Fitted with a modern two piece white suite comprising: wash hand basin with mixer tap and tiled splashback, low level WC, tiling to floor, extractor fan, single radiator.

KITCHEN/DINER
11'10 x 7'10 (3.61m x 2.39m)
A full width kitchen/diner, the kitchen area incorporating a range of units to base and wall level with upgraded work surfaces and matching splashback, incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel, recess for free standing fridge/freezer, recess for washing machine, space for slimline dishwasher, tiled flooring, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear garden, double radiator.

FIRST FLOOR

LANDING
Access to bedrooms one and two, alongside the family bathroom, stairs to the second floor, fitted carpet, radiator with cover.

BEDROOM TWO
11'10 x 10'4 narrowing to 8'9 (3.61m x 3.15m narrowing to 2.67m)
A good sized bedroom with two uPVC double glazed windows to the front aspect, fitted carpet, single radiator.

BEDROOM THREE
11'10 x 7'10 (3.61m x 2.39m)
uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

FAMILY BATHROOM/WC
7'11 x 5'6 (2.41m x 1.68m)
Fitted with a modern three piece white suite comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, vinyl flooring, uPVC double glazed window to the side aspect, fitted extractor fan, single radiator.

SECOND FLOOR

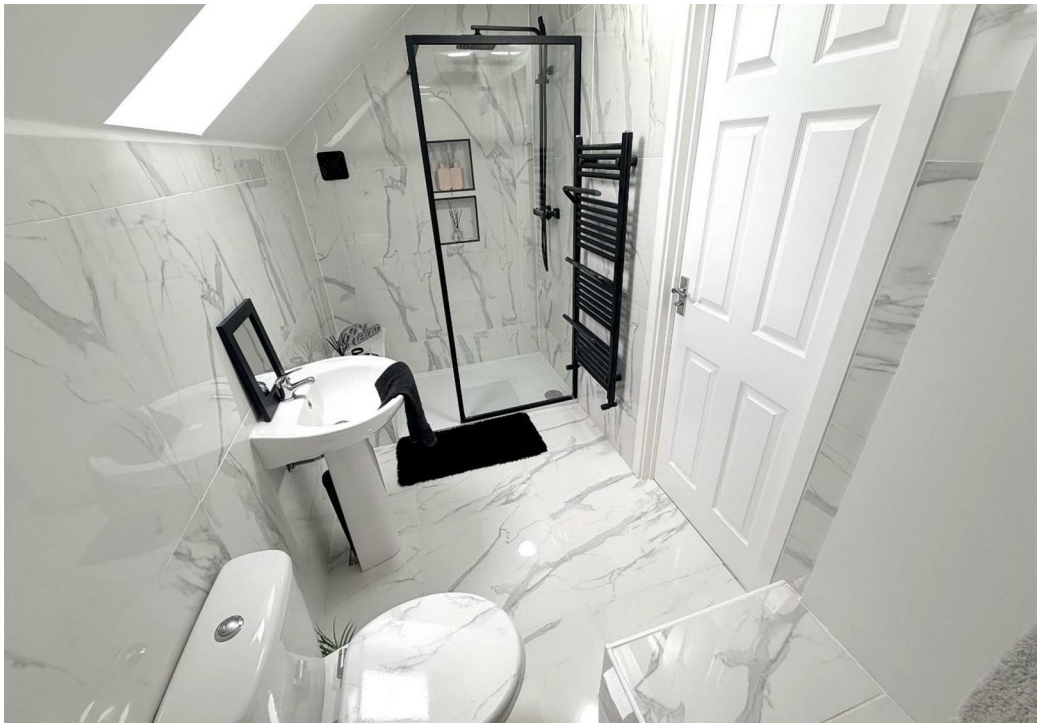
LANDING
Built-in storage cupboard, fitted carpet, access to:

BEDROOM ONE
16'9 into dormer x 8'6 (5.11m into dormer x 2.59m)
uPVC double glazed 'dormer' style window to the front aspect, fitted carpet, double radiator, hatch to attic space.

EN-SUITE SHOWER ROOM/WC
11'2 x 5' (3.40m x 1.52m)
Recently upgraded with a modern three piece suite, the shower area incorporating a modern overhead shower with separate attachment, seating area, vanity recess and glass shower screen, basin with mixer tap, low level WC, attractive upgraded tiling to walls and flooring, extractor fan, double glazed 'Velux' style window to the rear aspect, heated towel radiator.

OUTSIDE
The property features a low maintenance front, with a double width paved driveway providing useful off street parking. A gate to the side of the property leads through to a useful storage area and into the rear garden which is wider than average, with artificial turf, paving and fenced boundaries.

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.



Ground Floor

Floor 1

Floor 2

Approximate total area(1)

855 ft²

79.5 m²

Reduced headroom

6 ft²

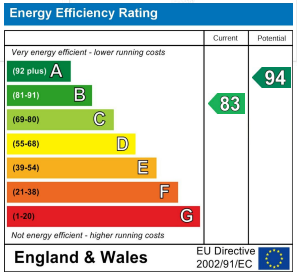
0.6 m²

(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.



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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