



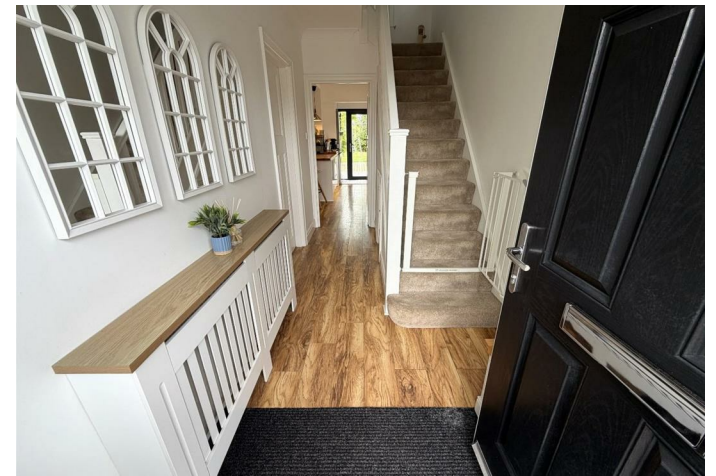
Station Lane, TS25 1DW
3 Bed - House - Semi-Detached
£195,000

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



Station Lane Hartlepool TS25 1DW

An impressive THREE BEDROOM semi-detached property on Station Lane in a popular part of Seaton Carew, close to the seafront. The home offers well presented and modern accommodation ideal for a first time buyer or young family, with a beautiful open plan kitchen/diner/family room and generous enclosed rear garden. A credit to it's current owners, with further benefits including a modern refitted bathroom, renewed roof, upgraded uPVC double glazing, gas central heating, log burner and useful off street parking. An internal viewing comes highly recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to the bay fronted lounge with media wall and storage. The open plan kitchen/diner/family room offers an enviable place for entertaining family and friends, whilst opening to the rear garden and giving access to a useful guest cloakroom/WC. To the first floor are three bedrooms and the refitted family bathroom which incorporates a four piece suite and chrome fittings. Externally is a low maintenance front with off street parking and shared driveway to the side. The generous rear garden features a large lawn, patio with pergola, decking and useful brick outhouse, ideal for external storage. The home is well situated, close to amenities on Elizabeth Way and within a short walk of the seafront. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL

13'3 x 6' (4.04m x 1.83m)

An inviting entrance hall which is accessed via double glazed composite entrance door with uPVC double glazed side screens, fitted with attractive laminate flooring, staircase to the first floor with fitted carpet and under stairs storage cupboard, radiator with cover included, access to:

FRONT LOUNGE

12' x 10'9 (3.66m x 3.28m)

A pleasant family lounge with uPVC double glazed window to the front aspect, media wall incorporating shelving to alcoves and storage, recessed remote controlled electric fire and television recess above, fitted carpet, coving to ceiling, single radiator.

OPEN KITCHEN/DINER/FAMILY ROOM

15'4 x 18'7 (4.67m x 5.66m)

KITCHEN AREA

Fitted with a modern range of white gloss units to base and wall level with complementing granite worktops incorporating an inset ceramic sink with modern spray mixer tap, built-in electric double oven with matching microwave above, separate four ring touch hob with three speed extractor hood over, attractive white 'brick' style tiling to splashback, recess for free standing fridge/freezer, integrated washing machine, integrated dishwasher, uPVC double glazed window to the side aspect, uPVC double glazed door with matching side screen to the rear, attractive laminate flooring, inset spotlighting to the ceiling.

SEATING/DINING AREA

Recessed log burner with exposed brick back and tiled base, oak mantle, uPVC double glazed French doors with matching side screens to the rear patio, matching laminate flooring, coving and inset spotlighting to the ceiling, modern panelled vertical radiator.

GUEST CLOAKROOM/WC

4'10 x 2'5 (1.47m x 0.74m)

Fitted with a modern two piece suite and chrome fittings comprising: wash hand basin with mixer tap and vanity cabinet below, close coupled WC, attractive tiling to WC wall, matching laminate flooring, uPVC double glazed window to the side aspect, inset spotlight to the ceiling.

FIRST FLOOR; LANDING

uPVC double glazed window to the side aspect, fitted carpet, coving to ceiling, access to:

BEDROOM ONE

12'2 x 9'11 (3.71m x 3.02m)

A good size master bedroom with uPVC double glazed window overlooking the rear garden, built-in wardrobes to both alcoves with overhead storage space, fitted carpet, coving to ceiling, wall mounted television point, convactor radiator.

BEDROOM TWO

11'11 x 11'11 (3.63m x 3.63m)

uPVC double glazed bay window to the front aspect with window seat and storage below, fitted carpet, coving to ceiling.

BEDROOM THREE

6'9 x 6'6 (2.06m x 1.98m)

Fitted with attractive laminate flooring, uPVC double glazed window to the front aspect, radiator.

FAMILY BATHROOM/WC

8'2 x 6'6 (2.49m x 1.98m)

Fitted with a beautiful four piece suite and chrome fittings comprising: panelled bath with central mixer tap and shower attachment, corner shower cubicle with chrome shower and curved glass panelled door, wash hand basin set on an oak vanity stand with pillar mixer tap over, close coupled WC, attractive tiling to splashback being full height to shower level, uPVC double glazed window to the rear aspect, wall mounted mirror fronted vanity cabinet with light, uPVC double glazed window to the rear aspect, modern panelled towel radiator.

EXTERNALLY

The property occupies a set back position on Station Lane close to Elizabeth Way, with a part block paved and part pebbled front allowing useful off street parking. A shared driveway continues alongside the property, with a gate opening to a generous rear garden with patio area, decking and generous lawn with fenced boundaries and useful outhouse/workshop.

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

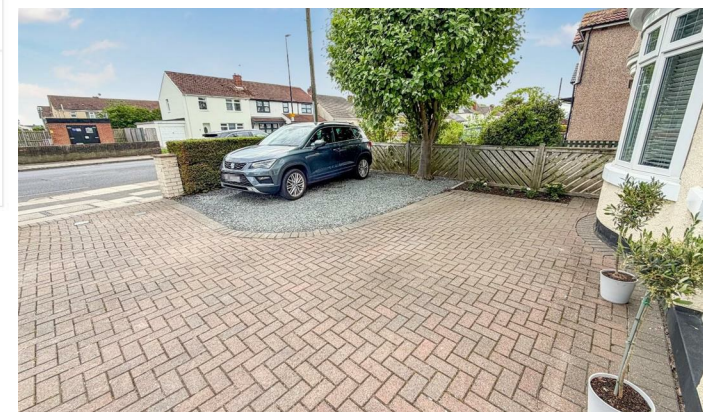


Approximate total area⁽¹⁾
922 ft²
85.6 m²

(1) Excluding balconies and terraces

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

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	



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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