

Seaton Lane, TS25 1JG
3 Bed - Bungalow - Detached
£250,000

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

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Seaton Lane
Hartlepool TS25 1JG

*** NO CHAIN INVOLVED *** A unique and rarely available three bedroom detached bungalow, enjoying a prime position set back from Seaton Lane, with a generous front garden, off street parking, garage and south facing rear garden. Offering spacious and well proportioned accommodation throughout, this appealing home is ideal for buyers seeking the convenience of single storey living without compromising on space. Further benefits include gas central heating and uPVC double glazing.

The accommodation comprises a generous entrance porch leading into a spacious hallway with a useful cloaks cupboard. The lounge enjoys views over the front garden and connects to the dining room, which in turn leads through to the kitchen/breakfast room. Three generously sized bedrooms are accessed from the hallway and served by a bathroom fitted with a four-piece suite.

Externally, the property features a predominantly lawned front garden with a block paved parking area and garage. The south facing rear garden offers lawn and patio areas with a planted border. Conveniently situated close to Seaton Carew's seafront and local amenities, this rarely available bungalow merits an internal viewing to appreciate the space, potential and location on offer.





































ENTRANCE PORCH
8'1 x 8'2 (2.46m x 2.49m)
A generous entrance porch accessed via uPVC entrance door with uPVC double glazed side screens, tiled flooring, attractive exposed stone to walls, part panelled ceiling, double glazed door with matching side screens to the entrance hall.

ENTRANCE HALL
7'8 x 15'5 (2.34m x 4.70m)
A large entrance hall which includes two built-in storage cupboards, coving to the ceiling, double radiator, access to:

GENEROUS LOUNGE
22' x 11'9 (6.71m x 3.58m)
A generous lounge with two feature windows to the front aspect, brick fire surround with gas fire, coving to the ceiling, double radiator, access to:

DINING ROOM
10'2 x 12'1 (3.10m x 3.68m)
Ideally situated off the kitchen with feature window to the rear aspect, additional uPVC double glazed window to the side aspect, coving to the ceiling, double radiator.

KITCHEN/BREAKFAST ROOM
11'6 x 11'7 (3.51m x 3.53m)
Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess for free standing gas cooker with tiled splashback and extractor hood over, recess for washing machine, recess for free standing fridge/freezer, wall mounted gas central heating boiler, oak flooring, uPVC double glazed window to the rear aspect, coving to the ceiling, double glazed door to the rear, single radiator.

BEDROOM ONE
14'10 x 11'9 (4.52m x 3.58m)
A good size master bedroom with uPVC double glazed window overlooking the front garden, built-in wardrobes, dressing area with drawers and wall mounted vanity mirror, coving to the ceiling, single radiator.

BEDROOM TWO
9'10 x 17'10 (3.00m x 5.44m)
uPVC double glazed window looking out to the rear garden, coving to the ceiling, double radiator.

BEDROOM THREE
7'7 x 14'6 (2.31m x 4.42m)
uPVC double glazed window to the rear aspect, coving to the ceiling, double radiator.

BATHROOM/WC
7'8 x 11'6 (2.34m x 3.51m)
Fitted with a four piece suite comprising: panelled bath with central mixer tap, corner shower cubicle, pedestal wash hand basin with mixer tap, low level WC, tiling to splashback, three uPVC double glazed windows, oak flooring, coving to the ceiling, double radiator.

EXTERNALLY
The property occupies a prime set back position on Seaton Lane approached by a shared access, with a block paved driveway and generous lawned front garden with planted border. An additional paved area leads to the garage, which is shared with the neighbouring property. The enclosed south facing rear garden incorporates lawn and patio areas, with an established border and part brick and part fenced boundary.

GARAGE
9'3 x 17'1 (2.82m x 5.21m)
Up and over access door to the front, personal door from the rear garden.

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 Building 1

Ground Floor Building 2

Approximate total area(1)

1458 ft²

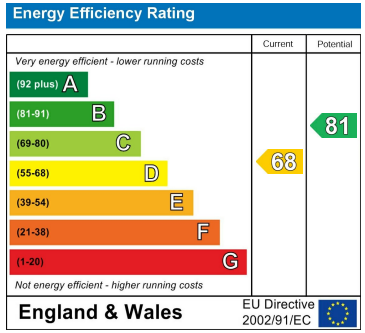
135.4 m²

(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.

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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. 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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