

Lithgo Close, Seaton Carew, TS25 1XF
3 Bed - House - Semi-Detached
£160,000

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

SMITH & FRIENDS
ESTATE AGENTS









Lithgo Close, Seaton Carew, TS25 1XF

Situated within walking distance of Seaton Carew seafront this well presented THREE BEDROOM home offers well proportioned accommodation ideally suited to first time buyers, young families or those looking to downsize. Conveniently located within easy reach of the promenade, local shops, bars, restaurants and amenities, the property further benefits from a wrap around garden, garage and ample off street parking.

The accommodation briefly comprises an entrance porch leading into a welcoming front lounge with a bow window and staircase to the first floor, together with a spacious kitchen/diner overlooking the rear garden. To the first floor are three bedrooms, all served by a family bathroom.

Externally, the property enjoys a good size garden. To the front is a low maintenance driveway complemented by a decorative slate bed, offering ample off street parking for multiple vehicles and leads to the single garage.

An internal viewing comes highly recommended to appreciate the accommodation, outside space and excellent coastal location on offer.



GROUND FLOOR

ENTRANCE PORCH
uPVC double glazed glass panelled door, door into the lounge.

LOUNGE
14'5 x 14'1 (4.39m x 4.29m)
uPVC double glazed bow window to front, living flame coal-effect gas fire with modern surround, radiator, spindle staircase to first floor.

OPEN PLAN DINING KITCHEN
14'8 x 10'6 (4.47m x 3.20m)
Fitted with a comprehensive range of wall, base and drawer units with contrasting worktops and co-ordinated splashback tiling, recess for gas cooker, plumbing for washing machine and dryer, space for fridge/freezer, uPVC double glazed window to rear, radiator, understairs storage cupboard, uPVC double glazed French doors opening onto the rear garden.

FIRST FLOOR

LANDING
uPVC double glazed window to side, loft access.

BEDROOM 1 (front)
15'11 x 8'4 (4.85m x 2.54m)
uPVC double glazed window to front, radiator.

BEDROOM 2 (rear)
9'3 x 8'2 (2.82m x 2.49m)
uPVC double glazed window to rear, radiator.

BEDROOM 3 (front)
7'6 x 5'11 (2.29m x 1.80m)
uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC
Modern white and chrome suite with panelled bath, pedestal wash hand basin and low level WC; co-ordinated tiled walls and flooring, radiator, uPVC double glazed window to rear.

EXTERNALLY
Externally, the front garden is low maintenance, with a tarmac driveway leading to the garage, with ample off street parking and a stone bed border. The enclosed rear garden is laid to lawn with a good size patio area.

GARAGE
17'1 x 9'2 (5.21m x 2.79m)
Up and over door, power and lighting.

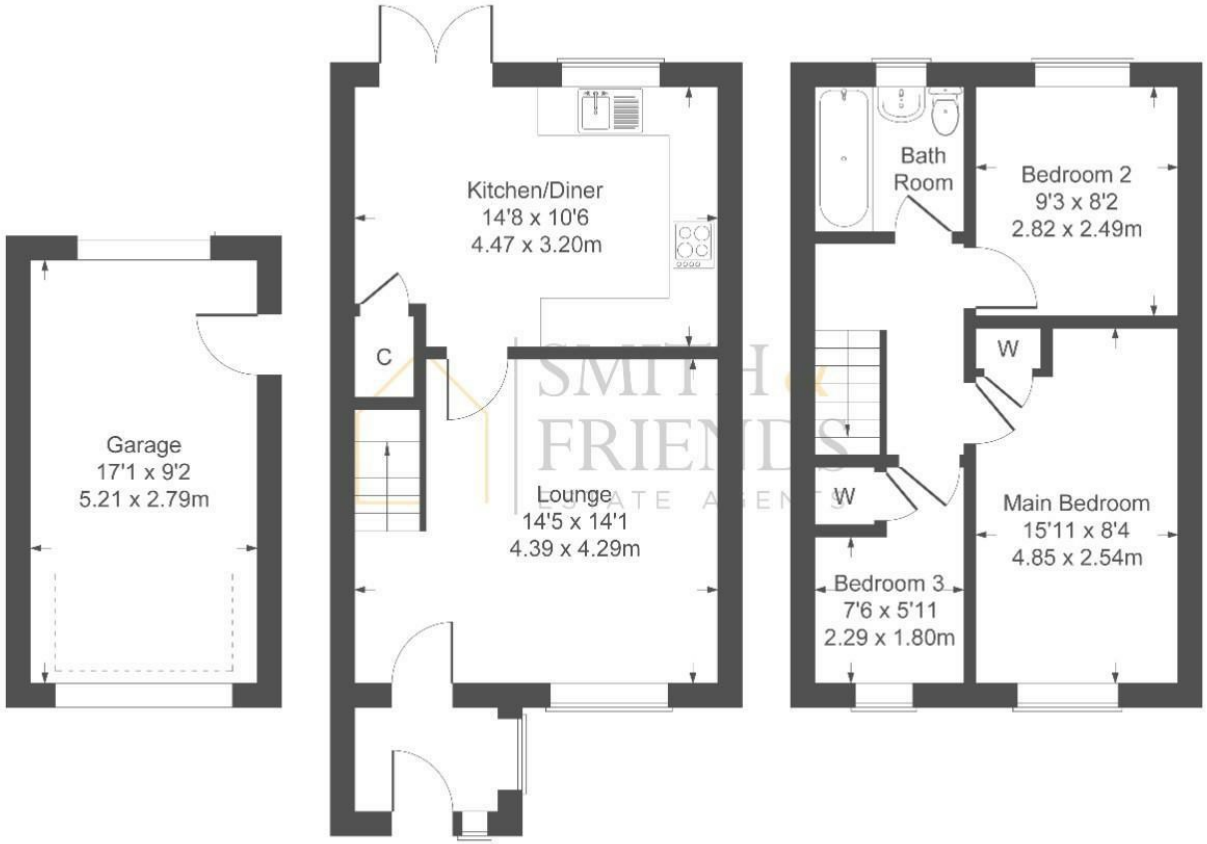
NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Lithgo Close

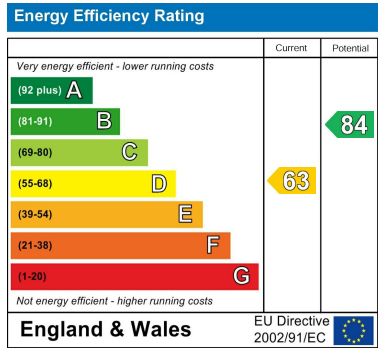
Approximate Gross Internal Area
893 sq ft - 83 sq m



GARAGE **GROUND FLOOR** **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes 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.

106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS