



Staincliffe Road, TS25 1AF
3 Bed - House - Semi-Detached
£175,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS

Staincliffe Road Hartlepool TS25 1AF

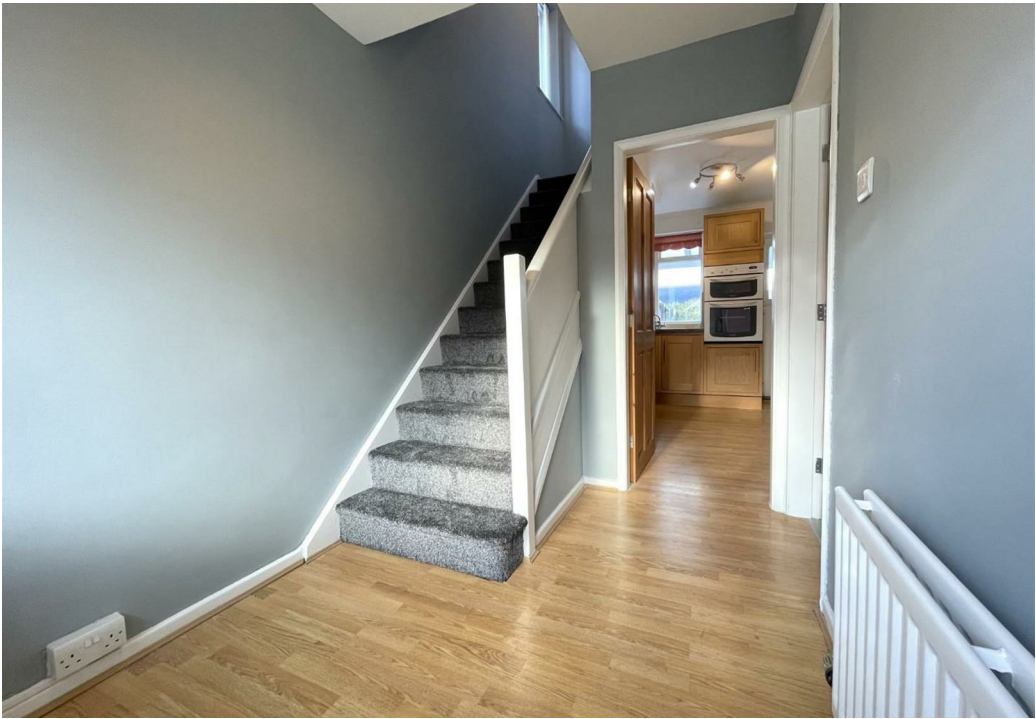
*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A rarely available semi-detached property located in a popular part of Seaton Carew, close to the sea front. The home offers spacious accommodation with TWO RECEPTION ROOMS and THREE GOOD SIZE BEDROOMS. An ideal purchase for a first time buyer or young family with recent redecoration, new flooring, gas central heating and uPVC double glazing. The internal layout comprises: entrance hall with stairs to the first floor and access to the bay fronted lounge with modern electric fire included, the kitchen is fitted with a range of oak style units to base and wall level with a built in double oven and hob whilst leading to the rear reception room and utility/rear porch. To the first floor are three good size bedrooms with the front elevation bedrooms benefiting from sea views, they are served by the family bathroom with separate WC. Externally is a low maintenance front garden with a long block paved driveway providing useful off street parking whilst leading to the garage/workshop. The generous rear garden is ideal for families with a good degree of privacy. VIEWING RECOMMENDED.

Staincliffe Road is accessed via Queen Street and Lawson Road being only a short stroll from Seaton Carew's popular sea front and within easy reach of amenities and transport links. The property enjoys a good degree of privacy, not being directly overlooked from the front or rear.











GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door with uPVC double glazed side screen, modern laminate flooring, stairs to the first floor with newly fitted carpet, double radiator.

BAY FRONTED LOUNGE

14'8 x 12'7 (4.47m x 3.84m)

A good size family lounge with uPVC double glazed bay window to the front aspect, modern wall mounted electric fire, fitted carpet, coving to ceiling, double radiator.

KITCHEN

10'8 x 9'9 (3.25m x 2.97m)

Fitted with a range of oak style units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built in electric double oven and separate four ring hob, tiled splashback, recess for washing machine, space for additional appliance, four draw base unit, gas central heating boiler, laminate flooring, uPVC double glazed window to the rear aspect, single radiator, door to the utility and access to the rear reception room.

REAR RECEPTION ROOM

13'3 x 11'5 (4.04m x 3.48m)

uPVC double glazed bay window looking out to the rear garden, newly fitted carpet, double radiator.

UTILITY ROOM / REAR PORCH

10'7 x 4'00 (3.23m x 1.22m)

uPVC double glazed windows and door to the rear garden, vent for a tumble dryer, vinyl flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, newly fitted carpet, single radiator, hatch to loft space.

BEDROOM ONE

13'1 x 12'3 (3.99m x 3.73m)

A good size master bedroom with uPVC double glazed bay window allowing a pleasant sea view between the

neighbouring properties, built in storage cupboard, newly fitted carpet, single radiator.

BEDROOM TWO

10'9 x 9'3 (3.28m x 2.82m)

uPVC double glazed window to the rear aspect, built in wardrobe, draws, shelving and overhead storage space, built in storage cupboard, newly fitted carpet, single radiator.

BEDROOM THREE

10'8 x 9'1 (3.25m x 2.77m)

Two uPVC double glazed windows, pleasant sea view between neighbouring properties, built in storage cupboard, newly fitted carpet, single radiator.

FAMILY BATHROOM

7'7 x 6'00 (2.31m x 1.83m)

Fitted with a two piece white suite and chrome fittings comprising cast iron bath with chrome dual taps and electric shower over, pedestal wash hand basin with chrome dual taps, panelling to splashback, eye level vanity cabinet, built in storage cupboard, uPVC double glazed window to the rear aspect, vinyl flooring, single radiator.

SEPARATE WC

Fitted with a low level WC in white, vinyl flooring, uPVC double glazed window to the rear, single radiator.

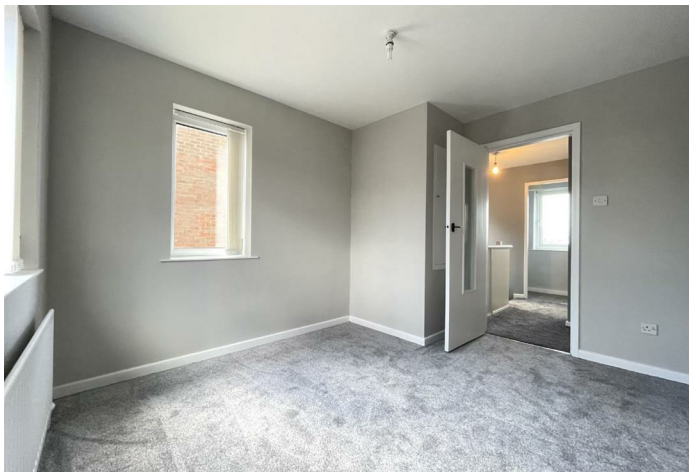
EXTERNALLY

The property features a low maintenance pebbled front garden with brick boundary wall. A long block paved driveway provides useful off street parking and leads to the garage/workshop. The generous enclosed rear garden offers great potential with patio and lawned areas.

GARAGE / WORKSHOP

19'6 x 8'00 (5.94m x 2.44m)

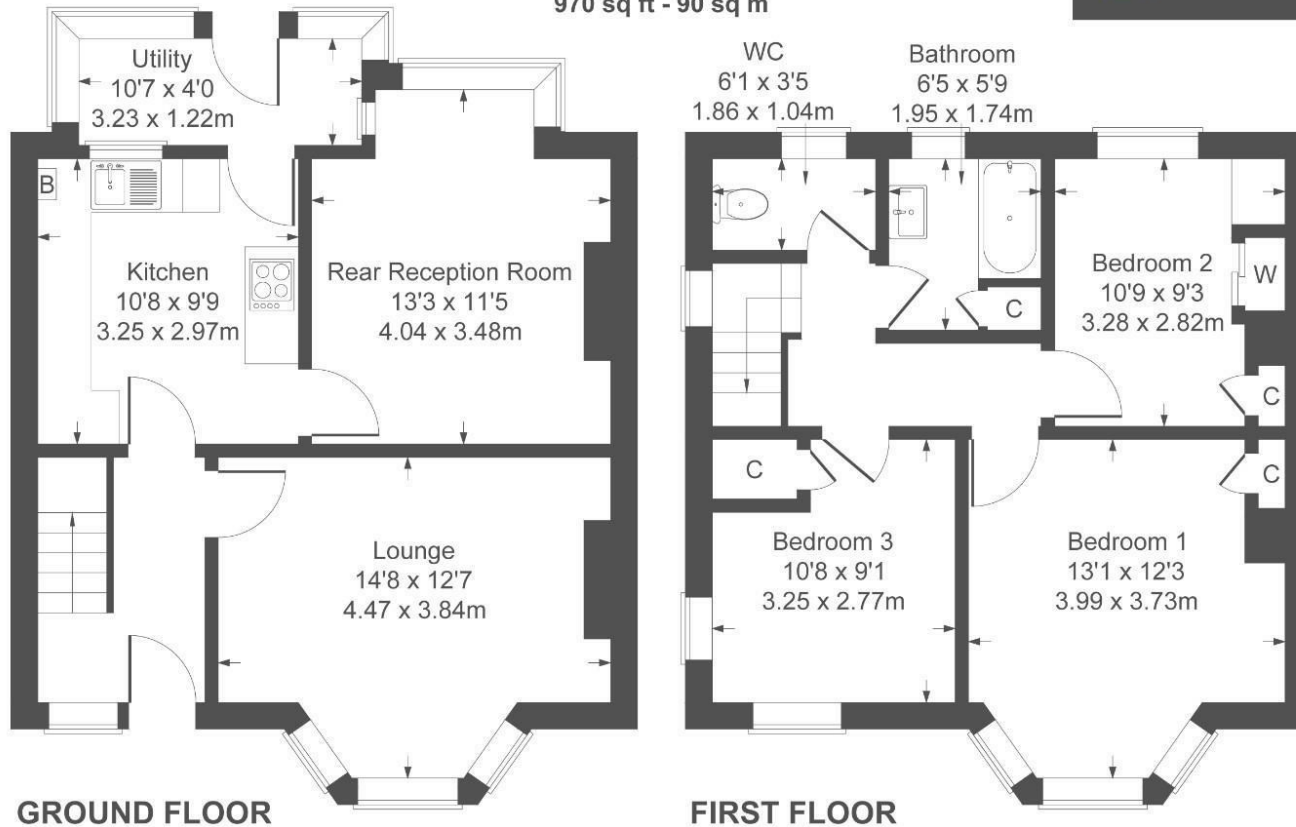
Personal door from the rear garden, light and power points.





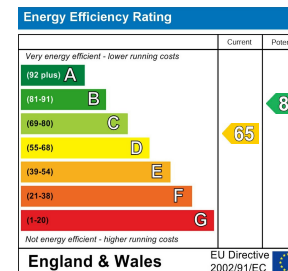
Staincliffe Road

Approximate Gross Internal Area
970 sq ft - 90 sq m



Not to Scale. Produced by The Plan Portal 2023
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.



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