



*** NO CHAIN INVOLVED *** A beautifully upgraded bungalow offering EXTENDED ACCOMMODATION with two good size bedrooms and the addition of a generous attic room. Attractively presented throughout, whilst being complemented by quality fixtures and fittings alongside a superb upgraded kitchen and impressive four piece bathroom. The accommodation further features uPVC double glazing and gas central heating, with HIVE system included. An internal viewing comes strongly recommended, with a layout which briefly comprises: inviting entrance hall through to a good size lounge, generous kitchen/diner with a range of integrated appliances included, two spacious bedrooms which are served by the modern bathroom with free standing bath and separate shower. A large attic room offers a variety of uses with access via a spiralled staircase from the kitchen/dining room. Externally are low maintenance gardens, with a separate garage located to the rear of the property. Set back on Lawson Road, with a pedestrian green and walkway to the front. Seaton Carew's popular seafront is within a short walk of the property. **VIEWING RECOMMENDED.**

Lawson Road, Hartlepool, TS25 1AD

2 Bedroom - Bungalow - Terrace

£180,000

EPC Rating:

Tenure: Freehold

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

ENTRANCE HALL

Accessed via uPVC double glazed door to the side, modern 'laminat' style tiled floor, part panelled walls, coving to ceiling, convector radiator.

LOUNGE

15'3 x 12'3 (4.65m x 3.73m)

uPVC double glazed French doors to the front with matching uPVC double glazed side screens, fitted carpet, coving to ceiling, wall mounted television point, convector radiator, double doors opening into the kitchen/diner.



KITCHEN/DINING ROOM

19'4 x 9'4 (5.89m x 2.84m)

Fitted with a quality 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, built-in Bosch oven with matching microwave oven above, separate four ring gas hob with extractor over, attractive tiled splashback, recess for washing machine, integrated fridge/freezer, modern 'laminat' style tiled floor, coving to ceiling, uPVC double glazed door and window to the rear, dining space with modern vertical radiator and spiral stairs to the attic.

BEDROOM ONE

12'4 x 8'9 (3.76m x 2.67m)

Two built-in single wardrobes, uPVC double glazed bow window to the front aspect, modern laminate flooring, wall mounted television point, convector radiator.



BEDROOM TWO

15'2 x 7'10 (4.62m x 2.39m)

uPVC double glazed window to the rear aspect, modern laminate flooring, convector radiator.

BATHROOM/WC

13'2 x 6'5 (4.01m x 1.96m)

Fitted with a modern four piece white suite and chrome fittings comprising: free standing bath with chrome mixer tap and shower attachment, corner shower, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, matching vanity mirror and side cabinet, close coupled WC, tiled splashback to bath area, panelling to shower splashback, tiled floor, uPVC double glazed window to the rear, inset spotlights to ceiling, chrome heated towel radiator, additional convector radiator.



ATTIC ROOM

16'2 x 9'10 (4.93m x 3.00m)

A spiral staircase leads to a landing area with laminate flooring, double glazed 'Velux' style window to the rear and convector radiator. The attic room features two double glazed 'Velux' style windows to the front, laminate flooring and ample eaves storage space with gas central heating boiler.

EXTERNALLY

The bungalow features a well stocked front garden with lawn, planted border and brick boundary wall. A gate to the side leads through to the enclosed rear garden which should prove to be low maintenance with block paving, raised flower bed, brick boundary wall and gated access.

GARAGE

17'7 x 8'6 (5.36m x 2.59m)

Accessed via an up and over door.

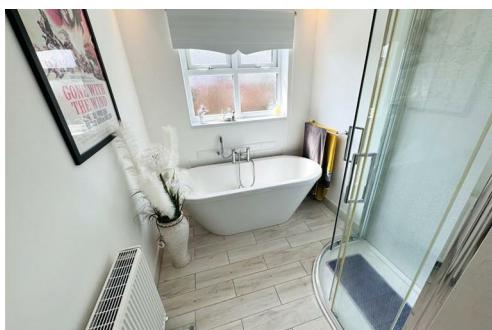


NB

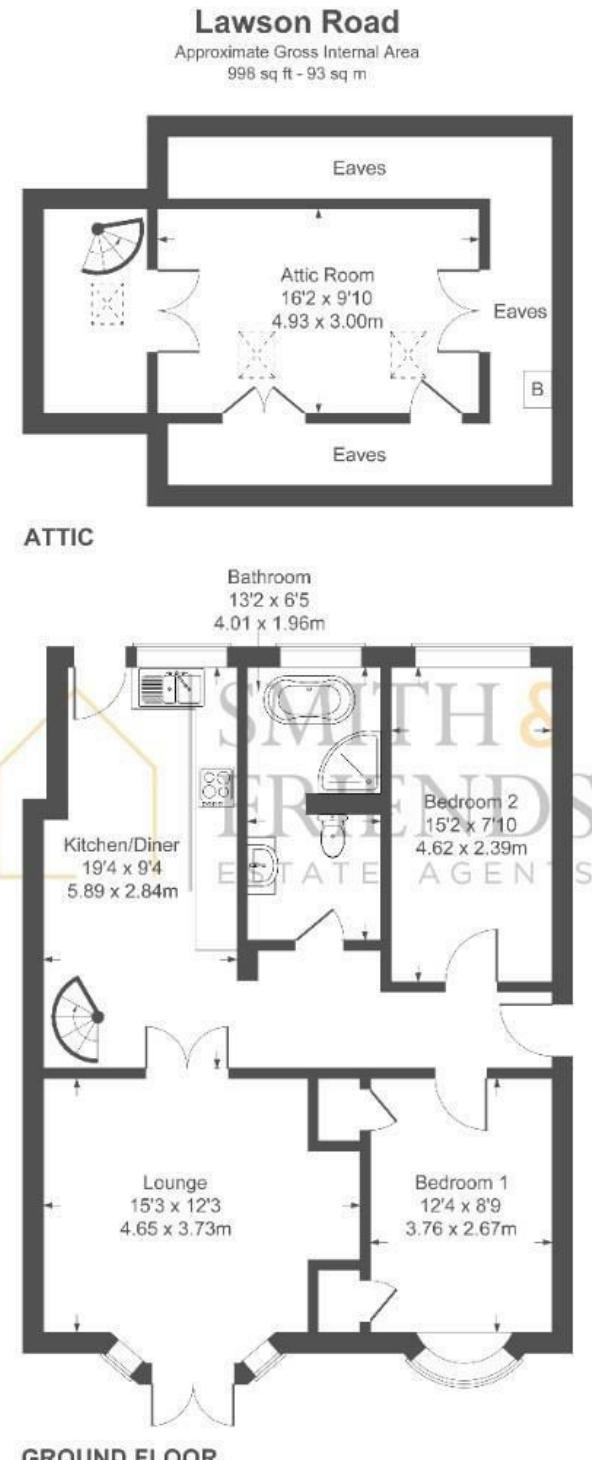
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Lawson Road, Hartlepool, TS25 1AD



www.smith-and-friends.co.uk



Not to Scale. Produced by The Plan Portal 2024
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. We 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-80) B		
(69-68) C		
(55-54) D		
(39-38) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

www.smith-and-friends.co.uk