



Vickers Lane, Seaton Carew, TS25 2BF
3 Bed - House - Townhouse
£750 Per Calendar Month

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

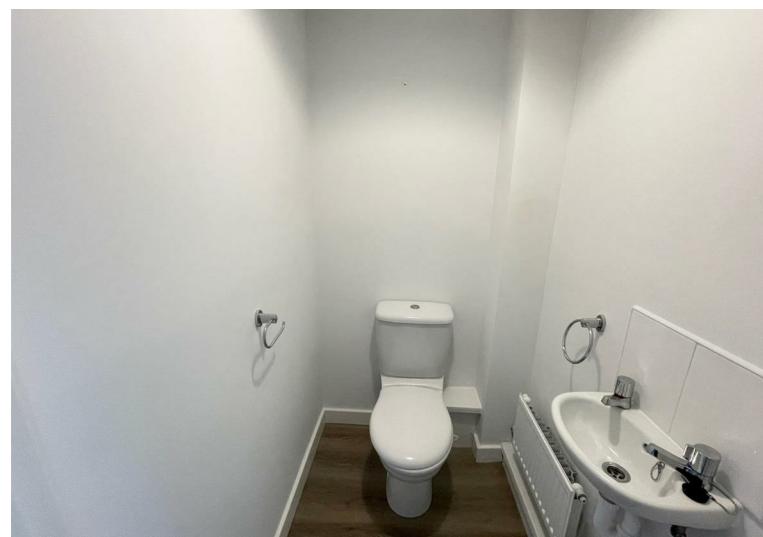
*** OFFERED FOR LET ON AN UNFURNISHED BASIS *** This superb three bedroom, three storey town house is located on a popular modern development in Seaton Carew. The property is presented in immaculate decorative order throughout, with a smart contemporary finish. An internal inspection is highly recommended to appreciate the property fully. The property offers excellent family sized accommodation, with the benefit of gas central heating and uPVC double glazing. On the ground floor: entrance porch, lounge, inner hallway with cloakroom/WC and a fitted kitchen/dining room with integrated appliances and double glazed French doors giving access to the rear garden. On the first floor is a landing, two double bedrooms, together with the family bathroom/WC with a white suite. On the second floor is the master bedroom, with en-suite shower room/WC. Externally there is an enclosed rear garden with a paved patio area and two parking spaces to the front. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

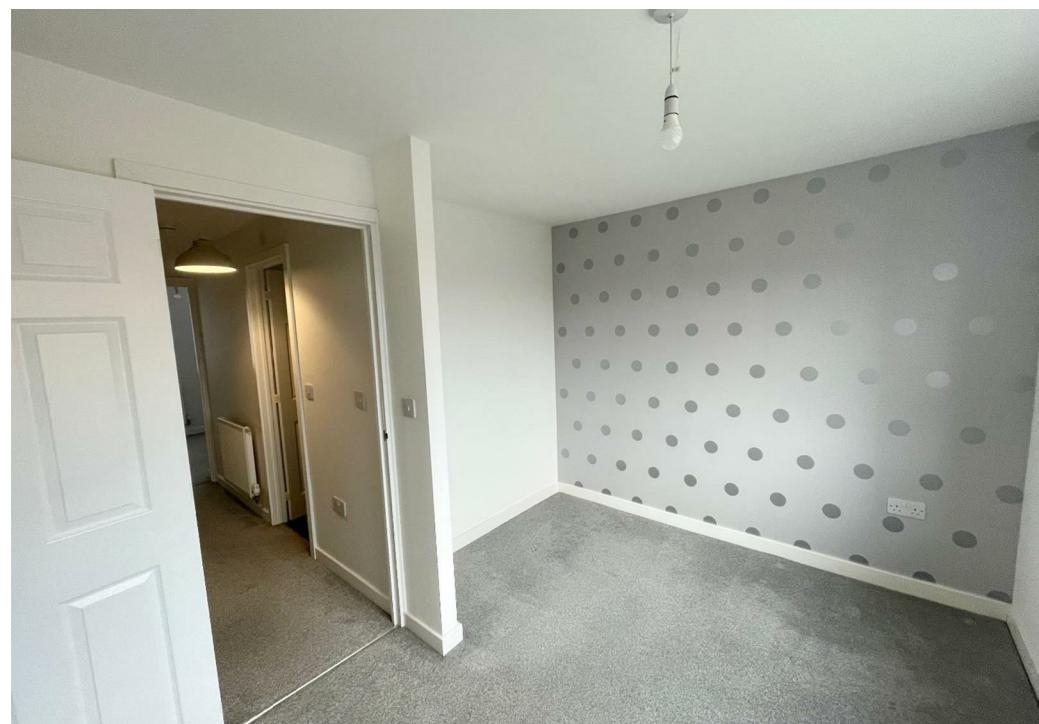
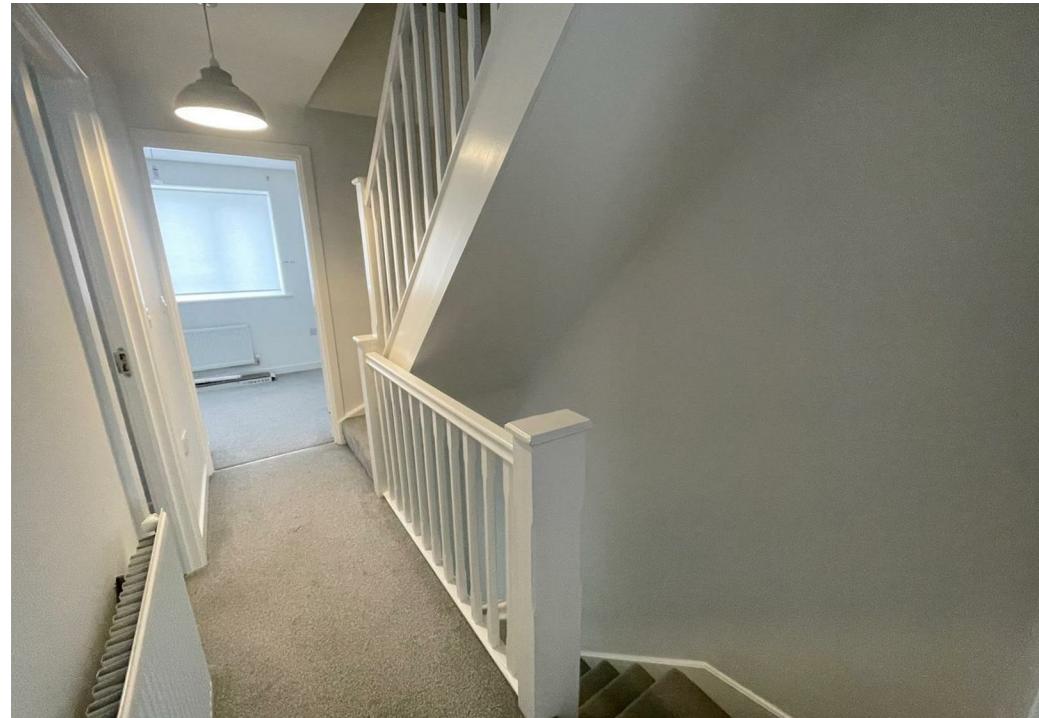
UNFURNISHED/NO PETS/NO SMOKERS

REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa

BOND £865

(Application is subject to a Holding Fee - please refer to our website for further details)





GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed glass panelled front door, tiled flooring, radiator, door into lounge.

LOUNGE

uPVC double glazed window to front, radiator, under stairs storage cupboard.

INNER HALLWAY

Spindle staircase to first floor landing.

CLOAKROOM/WC

Fitted with a white suite comprising: low level WC, wash hand basin, radiator.

DINING KITCHEN

Modern white high gloss wall, base and drawer units with contrasting worktops. inset sink and drainer with mixer tap, four ring gas hob, illuminating extractor and fan assisted oven, plumbing for washing machine, space for fridge and freezer, uPVC double glazed window to rear, uPVC double glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING

Access to bedrooms one, two and family bathroom, spindle staircase to second floor.

BEDROOM 1 (front)

uPVC double glazed window to front, radiator.

BEDROOM 2 (rear)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC

Fitted with a white and chrome suite comprising: panelled bath, pedestal wash hand basin and low level WC, co-ordinated tiled walls, radiator, uPVC double glazed window.

SECOND FLOOR

MASTER BEDROOM

uPVC double glazed dormer window to front, radiator.

EN SUITE SHOWER ROOM/WC

Fitted with a white and chrome suite comprising: walk-in shower cubicle, pedestal wash hand basin and low level WC, Velux window to rear, radiator.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn, with a sunny patio area. To the front of the property is parking for two cars.

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.



Vickers Lane

Approximate Gross Internal Area
872 sq ft - 81 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	94	
(81-91)	B	83	
(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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.