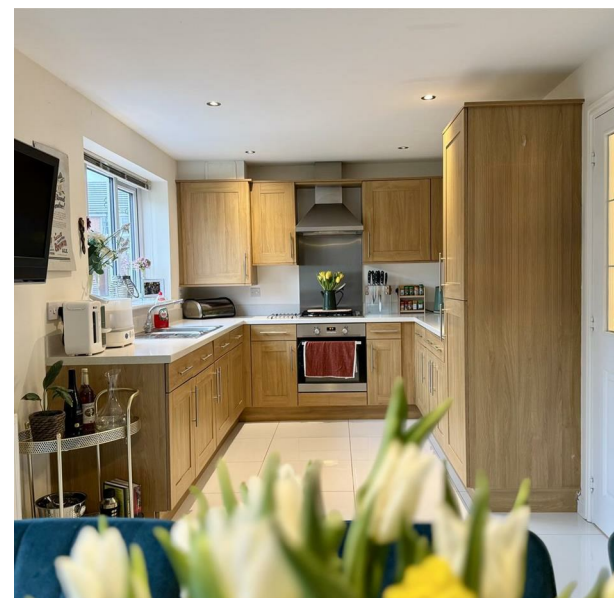


Vickers Lane, Hartlepool, TS25 2BF  
£235,000





# Vickers Lane, Hartlepool, TS25 2BF

## £235,000

### Council Tax Band: D

**\*\* VURV estates \*\* The Art of Property -**

**Superbly positioned on the Seaton Sands development, this stunning detached family home on Vickers Lane, Seaton Carew, offers a perfect blend of modern living and coastal charm. Built in 2015, the property boasts four generously sized bedrooms, including a principal suite complete with an ensuite, ensuring comfort and privacy for the whole family.**

As you enter, you are greeted by a beautifully presented interior that exudes warmth and style. The spacious reception room provides an inviting space for relaxation and entertainment, while the large kitchen/dining room is a true highlight, perfect for family gatherings and culinary adventures. The kitchen is designed with functionality in mind, making it an ideal hub for daily life.

Outside, the west-facing rear garden offers a delightful outdoor space, perfect for enjoying the afternoon sun and hosting summer barbecues. With parking available for two vehicles on the driveway, plus garage, convenience is assured.

Located just a short distance from the sea front, this home is perfectly positioned for those who appreciate coastal living. The surrounding area is known for its friendly community and excellent amenities, making it an ideal choice for families.

This competitively priced property is a rare find in today's market, and viewings are strongly recommended to fully appreciate all that it has to offer. Whether you are looking for a family home or a seaside retreat, this residence is sure to impress. Don't miss the opportunity to make this beautiful house your new home, contact VURV estates today.

#### Ground floor

Entrance hallway, cloak/WC, lounge to the front with a striking feature fireplace, and light and airy kitchen/dining room to the rear of the ground floor perfect for entertaining. Ample space for dining with French doors to the garden. The beautifully appointed kitchen provides an excellent range of modern units and integrated appliances consist of a gas hob, chrome extractor, single oven, washing machine, dishwasher and fridge/freezer.

#### First floor

Landing with hatch allowing loft access and a good size linen cupboard. Four beautifully dressed bedrooms, the principal of particular interest enjoying an ensuite shower room. Completing the internal accommodation is a well presented family bathroom with three piece white suite.

#### Externally

Well tended gardens to both front and rear with a hard surface driveway allowing two vehicle parking, leading to the garage for further secure parking or storage. Pedestrian access to the rear garden having that favourable West aspect thus gaining majority of the afternoon and evening sun. It has been laid to lawn with mature borders, a garden shed and good size patio area.

#### Please note:

Council tax Band - D

Tenure - Freehold

EPC Rating: B

Total sq ft to be considered guide only and includes garage.

#### VURV estates 'The Art of Property'

Professional Estate Agents, covering Darlington & Teesside with creative & inviting marketing strategies! Property appraisals available 7 days a week!

Part of the well-known VURV group, embracing property networking events across the country.

#### Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating,

plumbing, electric installations, or any type of appliances which may be included.

#### Front elevation

#### Entrance hallway

#### Ground floor W/C

#### Lounge

14'1" x 11'6" (4.31 x 3.52)

#### Kitchen/dining room

24'3" x 10'7" (7.41 x 3.23)

#### First floor landing

#### Principal bedroom

12'8" x 12'4" (3.88 x 3.77)

#### Ensuite shower room

#### Second bedroom

12'0" x 9'0" (3.67 x 2.75)

#### Third bedroom

9'6" x 8'6" (2.91 x 2.61)

#### Fourth bedroom

8'9" x 8'6" (2.67 x 2.61)

#### Bathroom/w.c

8'9" x 6'2" (2.67 x 1.89)

#### Rear garden

#### Garage

15'8" x 8'5" (4.79 x 2.57)

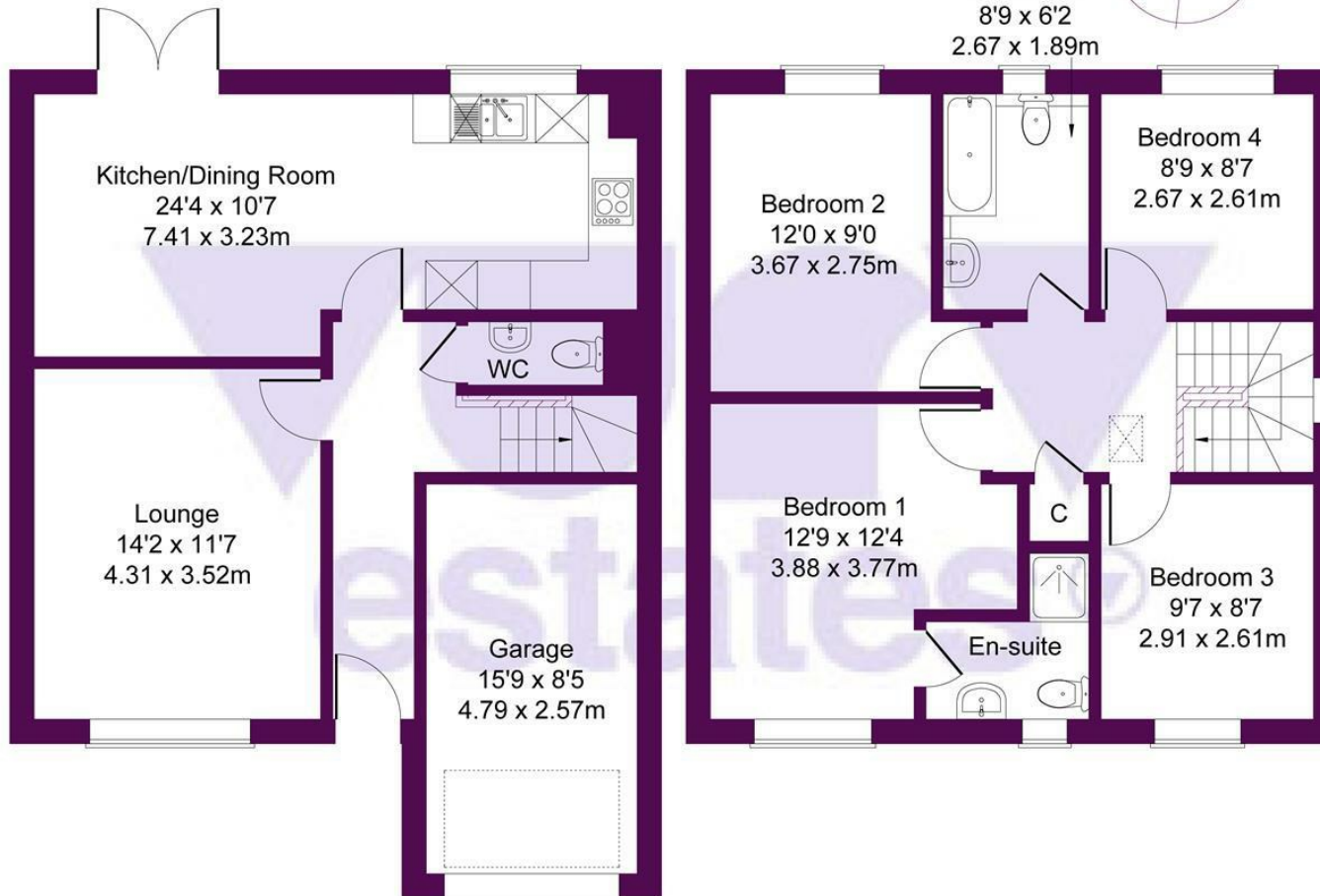
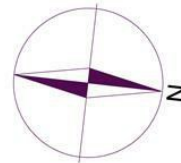






# Vickers Lane, Hartlepool, TS25 2BF

Approximate Gross Internal Area: (1281 sq ft - 119 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(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	