



The Green, Seaton Carew Hartlepool TS25 1AS

welcome to

The Green, Seaton Carew Hartlepool

Amazing uninterrupted sea views from this Grade II listed character style 4/5 Bedroomed end of terrace home with space in abundance. Situated in this extremely popular conservation area of Seaton Carew sea front.

Entrance Hall

Stairs to first floor, radiator. understairs storage cupboard housing boiler.

Lounge

15' 9" Into alcoves x 14' 8" Excluding bay (4.80m Into alcoves x 4.47m Excluding bay)
Fireplace housing Log burner, coved cornicing, radiator.

Study/ Bedroom

17' 9" x 4' 9" (5.41m x 1.45m)
French doors to rear.

Shower Room

Shower cubicle with mains powered shower, low level low flush wc, vanity wash hand basin, chrome heated towel rail, window to rear.

Kitchen

13' 9" Max x 18' 5" (4.19m Max x 5.61m)
Base units, belfast sink, oven and two hobs, two windows to side, radiator.

First Floor

Landing

Window to front, storage cupboard.

Bedroom 1

20' 2" Max x 14' 5" (6.15m Max x 4.39m)
Two Sash windows to front, storage cupboard, radiator.

Bathroom

Bath with mixer tap and shower attachment, vanity wash hand basin with storage beneath, shower cubicle with mains powered shower, window to rear, radiator.

Separate Wc

Wc, pedestal wash hand basin, storage cupboard, window to rear, radiator.

Second Floor

Landing

Window to rear, access to loft with skylight window.

Bedroom 2

19' 8" Max x 13' 9" Max (5.99m Max x 4.19m Max)
Two Sash windows to front, radiator.

Bedroom 3

13' 7" x 7' 3" (4.14m x 2.21m)
Window to rear, storage cupboard, radiator.

Bedroom 4

7' 1" x 13' 9" (2.16m x 4.19m)
Window to rear, radiator.





Externally

Rear Garden

West Facing rear garden, door to garage, outbuilding.

Front

Resident permit parking.

Garage

To the rear of the property and accessed via Lawson Road, up and over door, power and lighting.

Agents Notes

We are advised that there is a Tree Protection Order in place relating to a tree in the rear garden. Buyers should satisfy themselves in this regard before proceeding to view.



view this property online mannersandharrison.co.uk/Property/HAR117793



welcome to

The Green, Seaton Carew Hartlepool

- UNINTERRUPTED SEA VIEWS
- WEST FACING REAR GARDEN
- GARAGE
- SITUATED IN A CONSERVATION AREA
- GRADE II LISTED

Tenure: Freehold EPC Rating: Awaited

£280,000



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/HAR117793



Property Ref:
HAR117793 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk