



Lawson Road, Hartlepool TS25 1BA

welcome to

Lawson Road, Hartlepool

Desirably located, with a fabulous plot is this two bedroom, detached bungalow. Just a short walk away from the sea front and all of the facilities Seaton Carew has to offer.

Entrance Porch

Accessed via UPVC double glazed door, UPVC double glazed window to side and front, feature brick wall, wooden single glazed door into:-

Entrance Hall

Radiator, storage cupboard housing a wall mounted Worcester combination boiler, picture rail, doors leading to all principle rooms.

Lounge

11' 11" x 16' 6" excluding bow window (3.63m x 5.03m excluding bow window)
UPVC double glazed bow window to front, 2 radiators, UPVC double glazed window to side, feature fire with decorative surround, coved cornicing, archway leading to:-

Reception Room 2

7' 11" x 9' 11" (2.41m x 3.02m)
UPVC double glazed French doors to rear, radiator, coved cornicing, personal door leading into garage.

Kitchen

9' 10" x 8' 10" (3.00m x 2.69m)
Range of wall and base units with contrasting working surfaces, UPVC double glazed window to rear, UPVC double glazed door to rear, inset stainless steel sink/drainers with mixer tap, 4 ring electric hob with splashback and stainless steel chimney style extractor over, inset electric oven, space for freestanding fridge freezer, laminate flooring, radiator, access to hallway and reception room 2.

Bedroom 1

10' 4" x 11' 9" (3.15m x 3.58m)
UPVC double glazed bow window to front, radiator.

Bathroom

UPVC double glazed window to side, 4 piece bathroom suite with panelled bath and handheld shower attachment, wash hand basin on a vanity unit, concealed cistern low level low flush WC, corner walk in shower cubicle with electric shower and bathroom wall boarding, the walls are tiled elsewhere, laminate flooring, chrome heated towel rail, extractor fan.

Bedroom 2

10' 4" x 9' 11" (3.15m x 3.02m)
UPVC double glazed window to rear, radiator.





Externally

Rear Garden

Block paved with raised planted area, wall and fence enclosed, personal door into garage, side gate, which leads to:-

Front

Predominately paved with concrete hardstanding driveway for approximately 2/3 cars that leads down to the garage, wall enclosed, mature planted areas.

Garage

Up and over door, UPVC double glazed window to side, power and lighting, wooden single glazed door to side, plumbing for washing machine, stainless steel sink/drainer with mixer tap.



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Lawson Road, Hartlepool

- GARAGE
- DESIRABLE LOCATION
- CLOSE TO SEA FRONT
- DRIVEWAY
- 2 RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

£200,000



This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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