



**Vickers Lane, Hartlepool TS25 2BF**

**welcome to**

## **Vickers Lane, Hartlepool**

Immaculately maintained and cared for is this wonderful, well proportioned, three bedroomed town house. Desirable attributes include a superb landscaped rear garden, two parking spaces and ultra sleek en suite.

### **Entrance Hallway**

Entered via UPVC double glazed door, laminate flooring, radiator, door leading to lounge.

### **Lounge**

11' 9" Max x 14' 8" Max ( 3.58m Max x 4.47m Max )  
UPVC double glazed window to front, radiator, TV point, understairs storage cupboard, door leading to inner hallway.

### **Inner Hallway**

Stairs to first floor, laminate flooring, door leading to ground floor wc.

### **Ground Floor Wc**

Low level low flush wc, wash hand basin with mixer tap and tiled splashback on a vanity unit, tiled flooring, extractor fan.

### **Kitchen**

11' 9" x 8' 9" ( 3.58m x 2.67m )  
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, tiled flooring, a range of grey wall and base units with complimenting quartz overlay working surfaces and matching upstands, inset sink/drainage with mixer tap, plumbing and recess for washing machine, recess for dishwasher, inset electric oven, 4 ring gas hob with feature glass splashback, stainless steel chimney style extractor over, space for freestanding fridge/freezer, half panelled walls, space for dining, radiator.

### **First Floor**

### **Landing**

Stairs from inner hallway, radiator, door leading to bedroom 2, 3 and family bathroom, stairs leading to

top floor.

### **Bedroom 2**

11' 10" Max x 10' 5" Max ( 3.61m Max x 3.17m Max )  
Two UPVC double glazed windows to the front, radiator.

### **Bedroom 3**

8' 10" Max x 11' 10" Max ( 2.69m Max x 3.61m Max )  
UPVC double glazed window to rear, radiator.

### **Family Bathroom**

UPVC double glazed window to side, panelled bath with half tiled surround, pedestal wash hand basin, low level low flush wc, radiator, extractor fan, vinyl flooring.

### **Top Floor Landing**

Built in storage cupboard.

### **Bedroom 1**

16' 5" Max x 8' 6" Max ( 5.00m Max x 2.59m Max )  
UPVC double glazed window to the front, radiator, loft hatch access, door leading to ensuite.

### **Ensuite**

Skylight window to rear, ultra modern with walk in shower cubicle with black hardware, rainfall shower head and hand held attachment, two wall niche areas and tiled seating area, black wall mounted towel heated radiator, tiled walls, tiled flooring, pedestal wash hand basin, low level low flush wc, part restricted floor space due to the bulkhead.







### **Externally**

#### **Rear Garden**

Fence enclosed, predominately paved patio with small artificial lawn area, stonebed borders, wooden gate to the side for access to the front, outdoor tap.

#### **Front Garden**

Two parking spaces , stonebed area, walkway to the front door.



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## Vickers Lane, Hartlepool

- GROUND FLOOR WC
- BREAKFASTING/ KITCHEN
- MASTER SUITE WITH ENSUITE
- FRONT AND REAR GARDENS
- PARKING FOR 2 CARS

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

offers over

**£180,000**



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