



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.

En Suite

Skylight window to rear, ultra modern with walk in shower cubicle with black hardware, rainfall shower head and handheld 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, stone bed borders, wooden gate to the side for access to the front, outdoor tap.

Front Garden

Two parking spaces , stone bed area, walkway to the front door.



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welcome to

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

£170,000



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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