



Lawson Road, Hartlepool TS25 1AL

welcome to

Lawson Road, Hartlepool

This appealing three-bedroom semi-detached home in Seaton Carew presents a rare opportunity to acquire a property in a highly sought-after coastal location.

Entrance Porch

Entered via double UPVC doors to the side into entrance porch, UPVC double glazed window to front and side, spotlights to ceiling, vinyl flooring, UPVC double glazed door leading into entrance hall.

Entrance Hall

UPVC double glazed window to side, stairs leading to first floor, door leading to lounge, door leading to downstairs WC, radiator.

Downstairs wc

Concealed cistern low level low flush WC, wash hand basin on a vanity unit, chrome heated towel rail, laminate flooring.

Lounge/ Diner

10' 5" Max x 24' 5" Max (3.17m Max x 7.44m Max)
UPVC double glazed window to front, 2 radiators, TV point, feature coal effect electric fire with wood surround and marble hearth, archway leading into a conservatory/ garden room.

Kitchen/ Diner

15' 6" Max x 19' 1" Max (4.72m Max x 5.82m Max)
L shaped
Conservatory area - UPVC double glazed window to side, front and rear, UPVC French doors to rear, laminate flooring.
Kitchen - UPVC double glazed window to rear, range of white wall and base units with working surfaces, inset sink with swan neck mixer tap, plumbing and recess for dishwasher, inset electric double oven, electric hob with extractor over, space for American style fridge freezer, plumbing and recess for a washing machine and tumble dryer housed inside the under stairs storage, UPVC double glazed door to side.

First Floor Landing

UPVC double glazed window to side, radiator, built in storage cupboards, spotlights to ceiling, loft hatch access, doors leading to all principal rooms.

Bedroom 1

10' 3" x 12' 2" (3.12m x 3.71m)
UPVC double glazed window to front, radiator.

Bedroom 2

9' 7" Max x 12' 1" (2.92m Max x 3.68m)
UPVC double glazed window to rear, radiator.

Bedroom 3

6' 6" x 6' 4" (1.98m x 1.93m)
UPVC double glazed window to front, radiator, spotlights to ceiling.

Family Shower Room

UPVC double glazed window to rear, wash hand basin on a vanity unit, laminate flooring, shower cubicle with rainfall shower heads, water jets, handheld shower attachment, spotlights to ceiling, extractor fan, low level low flush WC, chrome heated towel rail.

Externally Front Of Property

Wall enclosed garden, low maintenance with artificial lawn, patio area, shared access driveway, on street parking.

Rear

Two tiers raised artificial lawn area, central feature patio area with raised decked seating area going all the way round, outdoor tap, wooden gate which leads to side and gives access to driveway.





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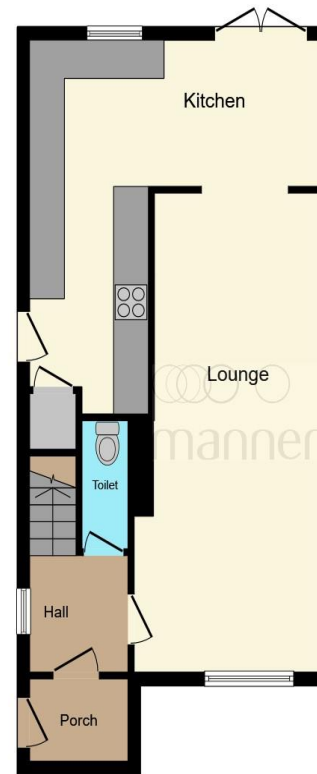
Lawson Road, Hartlepool

- SOUGHT AFTER COASTAL LOCATION
- SEMI DETACHED
- GARDENS TO FRONT AND REAR
- ACCESS TO LOCAL AMENITIES
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£150,000



Ground Floor



First Floor

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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Property Ref:
HAR119701 - 0003

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manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



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



mannersandharrison.co.uk