







** OFFERED WITH LONG STANDING TENANT ** A charming one bedroom cottage., occupying a private position located to the rear of The Cliff and is within strolling distance of the Promenade. The cottage is warmed by gas central heating and is part uPVC double glazed, light, airy and enjoying plenty of natural light from its many windows.

Briefly comprising: entrance lobby which is accessed via North Road, open plan lounge, kitchen including built-in oven, hob, extractor, plus a ground floor bathroom/WC. To the first floor is a large bedroom which has impressive fitted bedroom furniture. The cottage has use of a communal courtyard, cellar and has an allocated car parking space.

The Cliff, Seaton Carew, Hartlepool, TS25 1AP

1 Bed - Cottage

£85,000

EPC Rating: E

Council Tax Band: A Tenure: Leasehold



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Entrance Lobby

uPVC DG glass panelled door, built in storage.

Kitchen

Wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with extractor and oven, plumbing for washing machine space for fridge and freezer.

Lounge

17'6 x 13'10 (5.33m x 4.22m)

Windows to front and rear, staircase to bedroom.

Bedroom

18'4 x 13'6 (5.59m x 4.11m)

Four windows and built in wardrobes.

Bathroom

Panelled bath with shower over, pedestal wash hand basin and low level WC

External

Comunal court yard, access to cellar.

NE

Photos are original from when the tenancy started.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.







