



A £1,000 CONTRIBUTION TOWARDS LEGAL FEES FOR THE BUYER NO CHAIN INVOLVED ***
AVAILABLE IMMEDIATELY *** A two/former three bedroom semi-detached property on Elizabeth Way in a popular part of Seaton Carew, close to Elizabeth Way shops and within a short distance of the seafront. The home offers extended accommodation, with a modern open plan living space to the ground floor and comes with an internal viewing recommended to appreciate the potential on offer. An ideal purchase for a first time buyer or young family, with a layout which briefly comprises: entrance hall with stairs to the first floor, lounge with media wall, dining area leading into a modern kitchen with a range of built-in appliances and French doors to the rear garden. To the first floor are two bedrooms and scope to convert the original third bedroom back to a useable room. The former third bedroom gives access to the attic room measuring over 16ft. The family bathroom completes the accommodation and features a three piece suite. Externally is a low maintenance block paved front which offers useful off street parking. A further paved area continues to the side of the property and leads to the garage (needing attention). The enclosed rear garden has been landscaped with patio and lawned areas.

Elizabeth Way, Hartlepool, TS25 2AD
2 Bedroom - House - Semi-Detached
£160,000
EPC Rating: E
Tenure: Freehold
Council Tax Band: B



SMITH &
FRIENDS
ESTATE AGENTS

Elizabeth Way, Hartlepool, TS25 2AD

GROUND FLOOR

ENTRANCE HALL

LOUNGE AREA

12'3 x 10'5 (3.73m x 3.18m)

DINING AREA

16'8 x 8'0 (5.08m x 2.44m)

KITCHEN

10'4 x 9'3 (3.15m x 2.82m)

FIRST FLOOR

LANDING

BEDROOM ONE

10'9 x 10'0 (3.28m x 3.05m)

BEDROOM TWO

10'0 x 9'9 (3.05m x 2.97m)

FORMER THIRD BEDROOM

8'0 x 6'4 (2.44m x 1.93m)

ATTIC ROOM

16'5 x 7'9 (5.00m x 2.36m)

BATHROOM

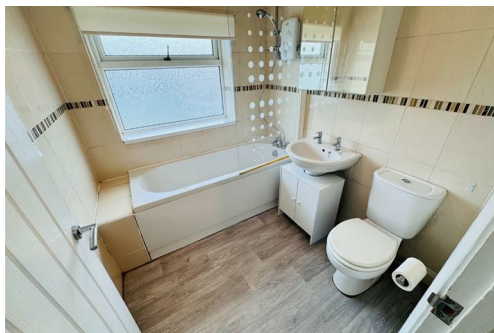
6'9 x 6'4 (2.06m x 1.93m)

EXTERNALLY

GARAGE



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Elizabeth Way

Approximate Gross Internal Area
918 sq ft - 85 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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