



**Byland Grove, Seaton Carew, TS25 1EJ**  
**4 Bed - House - Semi-Detached**  
**£245,000**

**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: C**



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# Byland Grove

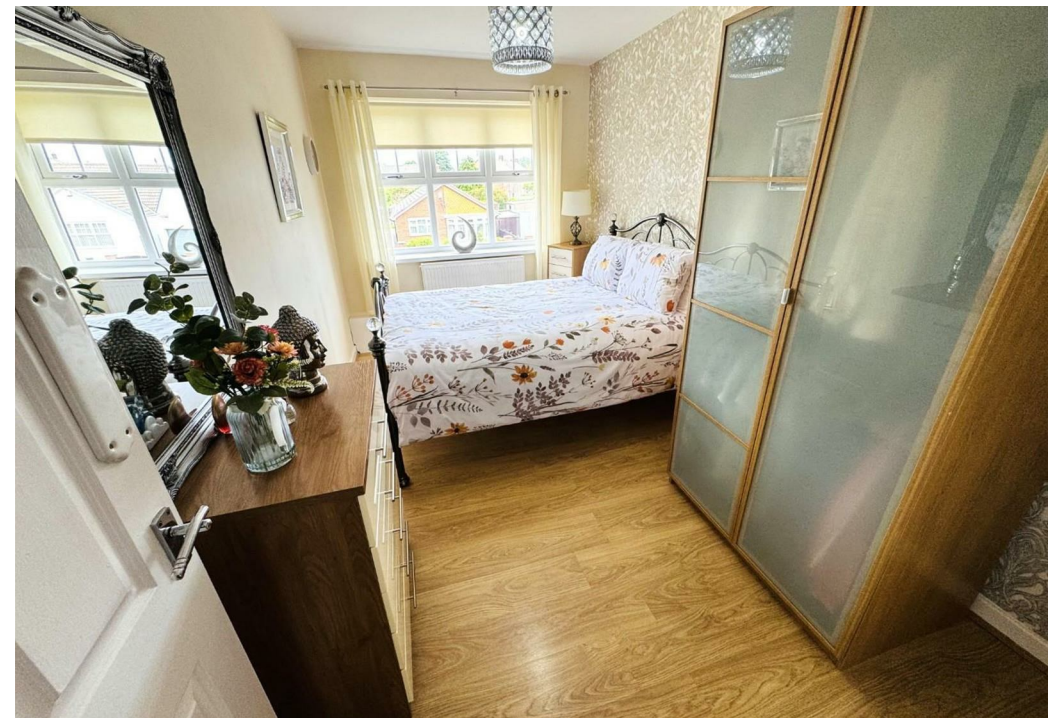
## Seaton Carew Hartlepool TS25 1EJ

\*\*\* VIEWING RECOMMENDED \*\*\* A beautifully upgraded and generously extended FOUR BEDROOM semi-detached property offering spacious, well proportioned and versatile accommodation with THREE RECEPTION ROOMS and two bathrooms. The home would make an ideal purchase for family requirements, with a recently refitted kitchen, large bathroom, modern en-suite shower room and useful attic room. The accommodation further features uPVC double glazing, gas central heating and rear workshop/garage. In brief the layout comprises: entrance hall with stairs to the first floor and access to two reception rooms, both of which benefit from attractive brick chimney breasts. The kitchen has been recently refitted with an attractive range of units and gives access to a generous dining room. To the first floor are four bedrooms, three of which are double, the guest bedroom benefitting from a modern en-suite shower room, whilst the remaining bedrooms are served by the family bathroom which incorporates a four piece suite and chrome fittings. Externally is a low maintenance front garden, with double gates opening to a driveway providing useful off street parking. The enclosed rear garden enjoys a SOUTH WESTERLY aspect and should prove to be a suntrap in the summer months with lawn, pebbled and decked patio areas, ideal for entertaining. The original garage offers use as a workshop, with further potential for conversion with two attached outhouses. Byland Grove is situated off Castleton Road in a popular part of Seaton Carew close to the seafront and within easy reach of Elizabeth Way shops.











## GROUND FLOOR

### ENTRANCE HALL

14'10 x 5'10 (4.52m x 1.78m)

Accessed via double glazed composite entrance door, uPVC double glazed side screens and fanlight above, modern laminate flooring, spindled staircase to the first floor with fitted carpet, two useful under stairs storage cupboards, uPVC double glazed window into the dining room, double radiator, access to:

### FRONT LOUNGE

12'3 x 13'1 (3.73m x 3.99m)

Attractive exposed brick chimney with fire recess, uPVC double glazed bay window to the front aspect, modern laminate flooring, mock beam ceiling, double radiator.

### REAR RECEPTION ROOM

15'7 x 11'4 (4.75m x 3.45m)

Attractive exposed brick chimney with fire recess, modern laminate flooring, uPVC double glazed French doors with matching side screens and fanlight above to the rear garden, mock beam ceiling, delft rack, double radiator.

### KITCHEN

11'10 x 7'5 (3.61m x 2.26m)

Recently upgraded with a modern range of units to base and wall level with complementing work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, attractive white 'brick' style tiling to splashback, recess with plumbing for washing machine, recess for tumble dryer, three drawer base unit, two uPVC double glazed windows, uPVC double glazed door into the dining room.

### DINING ROOM

19'4 x 8' (5.89m x 2.44m)

Offering a variety of uses, with uPVC double glazed French doors and matching side screens to the front, additional uPVC double glazed window to the rear aspect, modern laminate flooring, built-in storage cupboard, convector radiator.

## FIRST FLOOR

### LANDING

7'10 x 3'2 (2.39m x 0.97m)

Fitted carpet, hatch to attic room with pull down access ladder.

### BEDROOM ONE

16'1 x 9'5 (4.90m x 2.87m)

A good size master bedroom with wall to wall mirror fronted sliding wardrobes, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

### BEDROOM TWO

12'11 x 11'3 (3.94m x 3.43m)

Built-in storage cupboard, uPVC double glazed window overlooking the rear garden, fitted carpet, double radiator.

### BEDROOM THREE

13'8 x 7'11 (4.17m x 2.41m)

uPVC double glazed window to the front aspect, modern laminate flooring, convector radiator, access to:

### EN-SUITE SHOWER ROOM/WC

5'8 x 7'11 (1.73m x 2.41m)

Fitted with a modern three piece suite comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and electric shower, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, close coupled WC, attractive tiling to splashback, vinyl flooring, extractor fan, convector radiator.

### BEDROOM FOUR

8'8 x 7'6 (2.64m x 2.29m)

uPVC double glazed window to the front aspect, modern laminate flooring, double radiator.

### FAMILY BATHROOM/WC

11'1 x 7'9 (3.38m x 2.36m)

Fitted with a three piece suite and chrome fittings comprising: 'Jacuzzi' style panelled bath with central chrome mixer tap and shower attachment, walk-in shower with chrome shower and protective glass screen, pedestal wash hand basin with chrome dual taps, low level WC, tiling to walls, 'tile' effect vinyl flooring, uPVC double glazed window to the rear aspect, double radiator.

### ATTIC ROOM

17'4 x 13'1 (5.28m x 3.99m)

Accessed via a pull down ladder, two double glazed 'Velux' style windows, eaves storage, fitted carpet, light and power points.

### EXTERNALLY

The property offers a low maintenance, part lawned front garden with planted border and brick boundary wall. Double wrought iron gates open to a concrete imprint driveway providing useful off street parking. The enclosed rear garden enjoys a south westerly aspect, meaning it should prove to be a suntrap in the summer months, with decked patio, concrete imprint patio, pebbled area and lawn with inset stepping stones and fenced boundaries.

### WORKSHOP/GARAGE

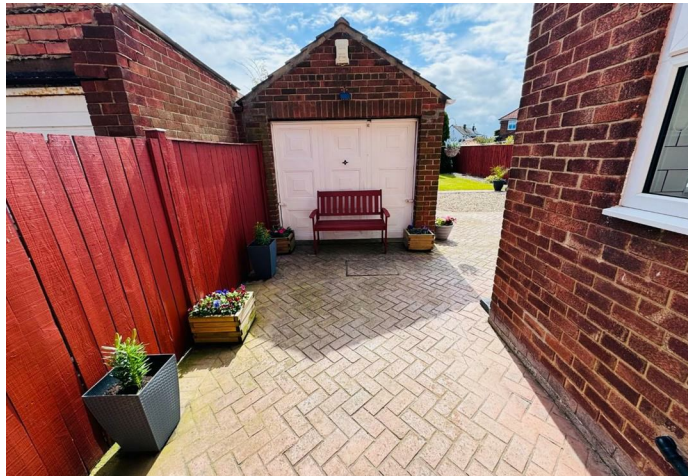
15'11 x 9'3 (4.85m x 2.82m)

Offering a variety of uses, with up and over access door to the front, personal door to the side, uPVC double glazed window to the side, light, power points, two brick outhouses attached.

### NB

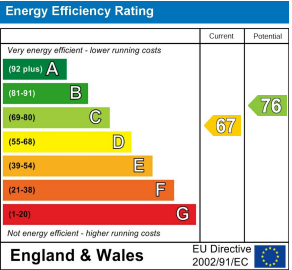
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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