



*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A three bedroom semi-detached property on Goathland Drive in a popular part of Seaton Carew close to amenities on Elizabeth Way and within a short walk of the seafront. The home would make an ideal purchase for a first time buyer or young family and comes with an internal viewing recommended to appreciate the potential on offer. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance porch through to the entrance hall with stairs to the first floor, good size family lounge with modern electric fire, full width kitchen/diner which is fitted with a range of units to base and wall level with a built-in oven, hob and extractor included. To the first floor are three bedrooms and a spacious shower room which incorporates a three piece suite with chrome fittings. Externally are low maintenance paved gardens to the front and rear, with a driveway and carport to the side of the property. The rear garden includes two useful storage sheds.

Goathland Drive, Hartlepool, TS25 2AF

3 Bedroom - House - Semi-Detached

£150,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



GROUND FLOOR

ENTRANCE PORCH

7'4 x 3'8 (2.24m x 1.12m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows.

HALL

uPVC double glazed access door with matching side screens, stairs to the first floor, single radiator, glazed internal door to the lounge.

FAMILY LOUNGE

15'5 x 13'3 (4.70m x 4.04m)

A good size lounge with uPVC double glazed window to the front aspect, modern wall mounted electric fire, fitted carpet, coving to ceiling, two fitted wall lights, television point, double radiator, glazed internal door through to the kitchen/diner.

FULL WIDTH KITCHEN/DINER

16'7 x 8' (5.05m x 2.44m)

A full width kitchen/diner which incorporates a modern range of white units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces incorporating an inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap, built-in electric oven with microwave recess above, separate four ring gas hob with extractor hood over, tiling to splashback, recess with plumbing for washing machine (machine included), four drawer base unit, two large uPVC double glazed windows to the rear aspect, double glazed composite side door, coving to ceiling, single radiator. Fridge & freezer included

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space, access to:

BEDROOM ONE

12'4 x 9'9 (3.76m x 2.97m)

uPVC double glazed window to the front aspect, built-in storage cupboard with Baxi Duo Tec boiler, fitted carpet, single radiator.

BEDROOM TWO

11'3 x 9'9 (3.43m x 2.97m)

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM THREE

7'9 x 6'5 (2.36m x 1.96m)

Over stairs wardrobe/storage cupboard, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

SHOWER ROOM/WC

8'2 x 6'5 (2.49m x 1.96m)

Fitted with a three piece suite and chrome fittings comprising: double shower cubicle with chrome frame, glass panelled sliding door and chrome shower, inset wash hand basin with chrome mixer tap and vanity cabinet below, low level WC, tiling to walls, vinyl flooring, uPVC double glazed window to the rear aspect, inset spotlights to ceiling, heated towel radiator.



Goathland Drive, Hartlepool, TS25 2AF



EXTERNALLY

The property features a low maintenance front allowing useful off street parking which continues alongside the property with carport over. The rear garden is paved and should, again, prove to be low maintenance, with fenced boundaries. A timber storage shed and additional metal storage shed are included in the asking price.

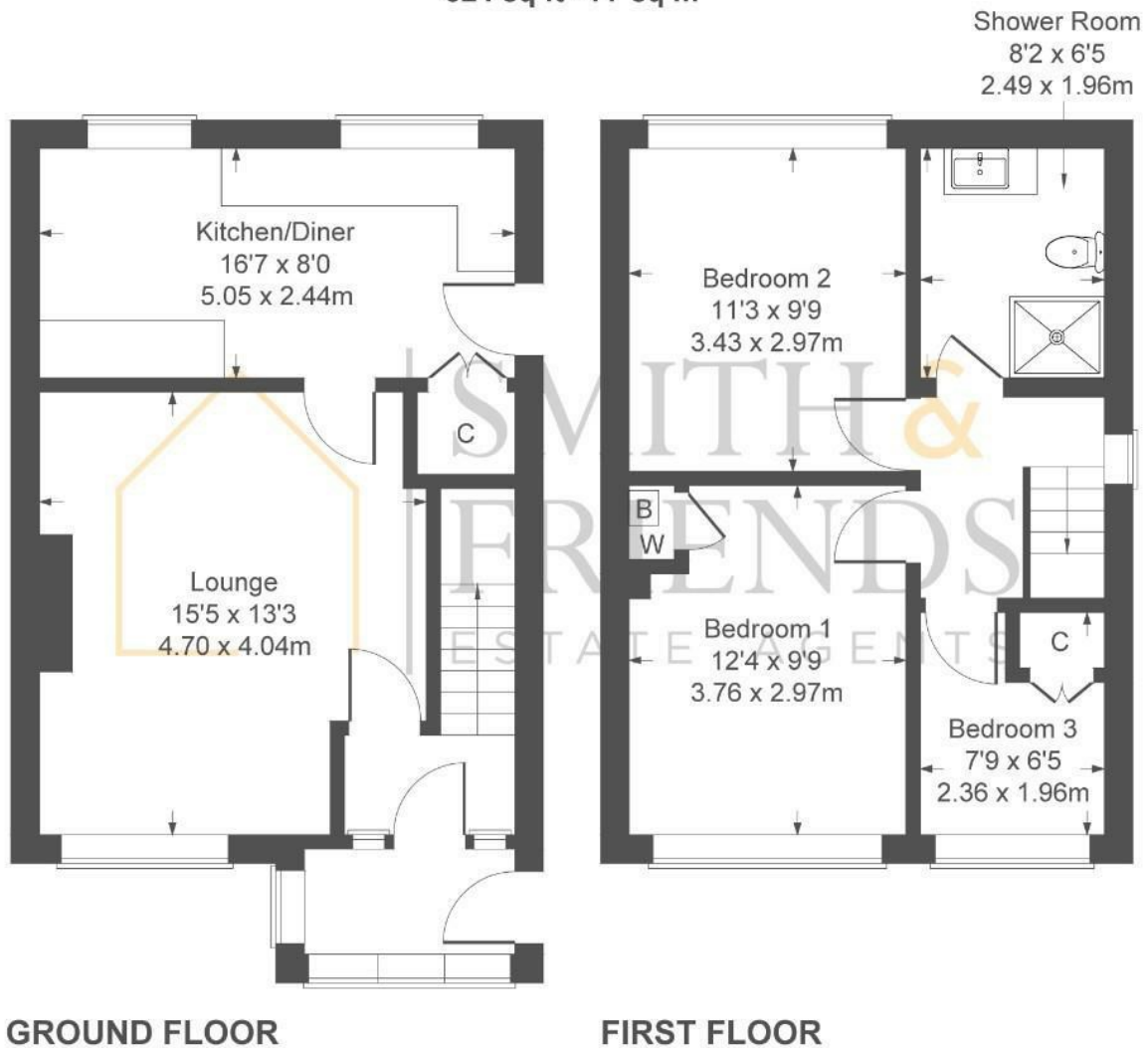
NB

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.



Goathland Drive

Approximate Gross Internal Area
824 sq ft - 77 sq m



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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