



**\*\*\* REDUCED \*\*\*** This superb three bedroom, three storey town house is located on a popular modern development in Seaton Carew. Inspection is highly recommended to appreciate the property fully. The property offers excellent family sized accommodation, with the benefit of gas central heating and uPVC double glazing. On the ground floor: entrance hall, open plan lounge and modern fitted kitchen with integrated appliances and double glazed French doors giving access to the rear garden. On the first floor is a landing, two bedrooms, together with the family bathroom/WC with a white suite. On the second floor is the third bedroom. Externally there is an enclosed rear garden with a paved patio area and parking to the front. Please contact Smith and Friends Hartlepool to arrange a viewing.

**Vickers Lane, Seaton Carew, Hartlepool, TS25 2DN**

**3 Bed - House - Townhouse**

**Offers Over £129,950**

**EPC Rating: B**

**Council Tax Band: B**

**Tenure: Freehold**



# Vickers Lane, Hartlepool, TS25 2DN

## GROUND FLOOR

### ENTRANCE HALLWAY

Accessed via double glazed entrance door with spyhole, fitted carpet, stairs to the first floor, double radiator, access to:

### OPEN PLAN LOUNGE / KITCHEN

22'1 x 12'2 ( max) (6.71m<sup>0</sup>.30m x 3.66m<sup>0</sup>.61m ( max))

LOUNGE AREA: uPVC double glazed French doors opening to the rear garden, fitted carpet and storage cupboard

KITCHEN AREA: Fitted with a modern range of units to base and wall level with brushed stainless steel handles and 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, recess with plumbing for washing machine, recess for free standing fridge/freezer, breakfast bar area, wall mounted gas central heating boiler, uPVC double glazed window to the front aspect, 'laminated' effect flooring, under stairs recess for storage.

### LANDING

Stairs to the second floor, fitted carpet, access to:

## FIRST FLOOR

### BEDROOM 2

10'2 x 7'9 (3.05m<sup>0</sup>.61m x 2.13m<sup>2</sup>.74m)

A good sized guest bedroom with uPVC double glazed window overlooking the rear garden, quality bespoke fitted wardrobes, fitted carpet, single radiator.

### BEDROOM 3

7'10 x 5'6 (2.13m<sup>3</sup>.05m x 1.52m<sup>1</sup>.83m)

uPVC double glazed window to the front aspect, built-in storage cupboard, fitted carpet, single radiator.

### FAMILY BATHROOM

Fitted with a modern three piece white suite comprising: panelled bath with chrome dual taps and shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, 'tile' effect vinyl flooring, fitted extractor fan, single radiator.

## SECOND FLOOR

### LANDING

Built-in storage cupboard, fitted carpet, access to:

### MASTER BEDROOM

15'7" x 8'11" (4.75 x 2.72)

A good sized master bedroom which enjoys a high degree of natural light with two double glazed 'Velux' style windows to the front aspect and additional double glazed 'Velux' style window to the rear aspect, fitted carpet, single radiator.

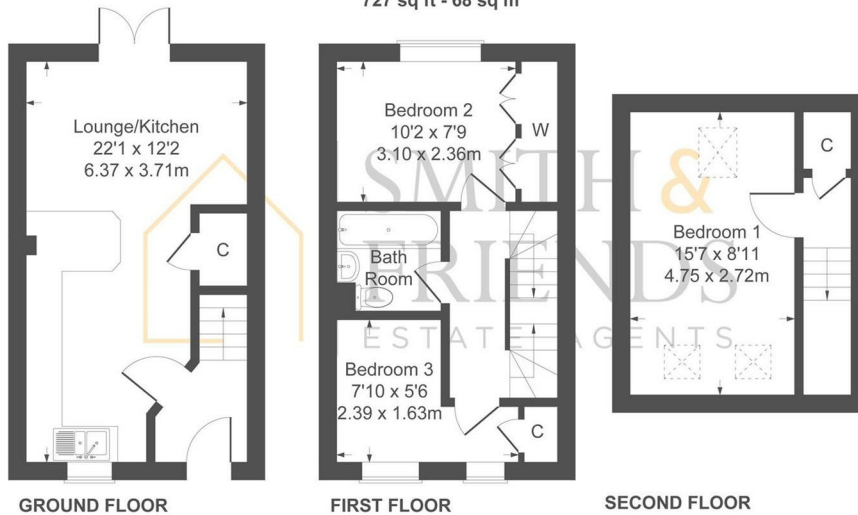
### EXTERNALLY

The property features a low maintenance front with a driveway providing useful off street parking. The enclosed rear garden has been attractively landscaped and should prove to be low maintenance with patio, artificial turf, part pebbled border, fenced boundaries, gated access to the rear and useful timber storage shed included.



## Vickers Lane

Approximate Gross Internal Area  
727 sq ft - 68 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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	

106 York Road, Hartlepool, TS26 9DE  
01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

