

*** NO CHAIN INVOLVED *** A pleasantly positioned THREE BEDROOM semi-detached property occupying a corner position on Lithgo Close, in a popular part of Seaton Carew. The home would make an ideal purchase for a first time buyer or young family with gardens to the three sides, off street parking and garage. The accommodation features a modern shower room and further benefits from uPVC double glazing and gas central heating. An internal viewing comes recommended to appreciate the further potential on offer, with a layout which briefly comprises: entrance hall with stairs to the first floor, front lounge with attractive feature fire surround, electric fire and archway through to the dining room which incorporates French doors to the rear garden and access to the kitchen. To the first floor are three bedrooms, all with wardrobes/storage, they are served by the modern shower room which is fitted with a three piece suite and chrome fittings. Externally is a low maintenance pebbled front, generous enclosed side and rear garden with lawn and patio areas, rear garage and driveway. An ideal purchase for those looking to extend (subject to planning), with ample space to the side and rear of the property. Lithgo Close is located within a short stroll of Seaton Carew's promenade, close to amenities and transport links. VIEWING RECOMMENDED.

Lithgo Close, Hartlepool, TS25 1XF

3 Bedroom - House - Semi-Detached

£149,950

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



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GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed side entrance door with matching side screen, stairs to the first floor, double radiator, double doors through to:

LOUNGE

12'5 x 13'2 (3.78m x 4.01m)

uPVC double glazed bow window to the front aspect, attractive feature fire surround with inset electric fire, under stairs storage cupboard, coving to ceiling, double radiator, archway to:

DINING ROOM

7'11 x 10'10 (2.41m x 3.30m)

Ideally situated off the kitchen, with uPVC double glazed French doors opening to the rear garden, coving to ceiling, single radiator.

KITCHEN

7'6 x 10'10 (2.29m x 3.30m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, space for free standing appliances including recess for washing machine, recess for fridge and separate freezer, integrated dishwasher, four drawer base unit, uPVC double glazed door to the rear garden, uPVC double glazed window to the side aspect, additional uPVC double glazed window to the rear aspect, laminate flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, hatch to loft space which is accessed via a pull down ladder, with light and socket.

BEDROOM ONE

8'7 x 15'7 (2.62m x 4.75m)

A good size master bedroom with uPVC double glazed window to the front aspect, fitted wardrobes, bed recess, overhead storage and matching bedside drawers, single radiator.

BEDROOM TWO

9'1 x 8'10 (2.77m x 2.69m)

Built-in wardrobes, dressing area and drawers, storage space, uPVC double glazed window to the rear aspect, single radiator.

BEDROOM THREE

6'6 x 10' (1.98m x 3.05m)

Built-in storage cupboard/wardrobe, uPVC double glazed window to the side aspect, single radiator.

SHOWER ROOM/WC

6'1 x 6'1 (1.85m x 1.85m)

Fitted with a modern three piece suite and chrome fittings comprising: double shower with chrome overhead shower, protective glass shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with matching back and vanity area above, tiling and panelling to splashback, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property occupies a prominent and generous corner position, with a low maintenance pebbled front garden. The side garden is part lawned, with a paved rear garden offering a great place for entertaining family and friends. The side and rear gardens offer scope to extend (subject to planning permission). A gate leads through to a rear driveway and detached garage.



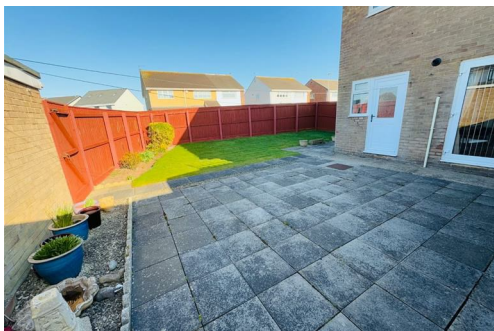
Lithgo Close, Hartlepool, TS25 1XF

GARAGE

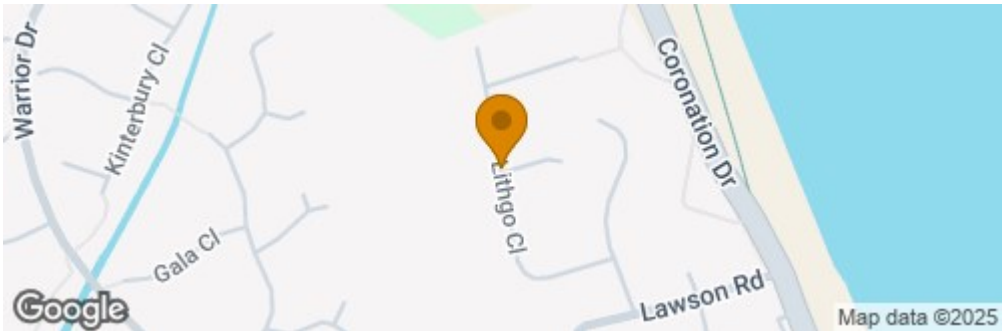
Accessed via a roller door, window into the garden.

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.



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Ground Floor



Floor 1

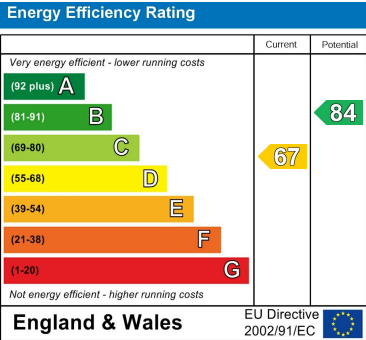
Approximate total area⁽¹⁾
729.27 ft²
67.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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