



***** REDUCED ***** Re-modelled and tastefully improved, this immaculate four bedroom detached house is in the sought after location of Seaton Carew, close to the seafront and local amenities. The stylish and contemporary finish comes with viewing strongly recommended. This beautiful family home benefits from a recently refitted kitchen, converted garage (now providing a second reception room and utility), easily maintained gardens and four double bedrooms.

The accommodation briefly comprises of: entrance porch opening into the hallway, cloakroom/WC, lounge, second reception, utility and open plan dining kitchen (with integrated appliances). To the first floor there are four double bedrooms, master with en-suite, and family bathroom.

Externally, the enclosed rear garden is laid with a sunny patio area and timber shed. The open plan front garden is laid to lawn, with a double width tarmac driveway.

Vickers Lane, Hartlepool, TS25 2DN

4 Bed - House - Detached

£240,000

EPC Rating: B

Council Tax Band: D

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed glass panelled front door, radiator, door into the hallway.

HALLWAY

Radiator, staircase to first floor.

CLOAKROOM/WC

Fitted with a white suite comprising: low level WC, pedestal wash hand basin, part tiled splashback, radiator, extractor fan.

LOUNGE

14'1 x 11'5 (4.29m x 3.48m)

uPVC double glazed window to front aspect, radiator.

SECOND RECEPTION ROOM (CONVERTED GARAGE)

11'3 x 7'5 (3.43m x 2.26m)

uPVC double glazed window to front aspect, radiator.

UTILITY

7'5 x 5'8 (2.26m x 1.73m)

Plumbing for washing machine and dryer.

OPEN PLAN DINING KITCHEN

24'3 x 10'6 (7.39m x 3.20m)

KITCHEN AREA

Refitted with a range of modern 'shaker' style wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor, fan assisted double oven, integrated space for fridge/freezer, integrated dishwasher, uPVC double glazed window to rear.

DINING AREA

uPVC double glazed French doors opening onto the rear garden, radiator.

FIRST FLOOR LANDING

uPVC double glazed window to side, access to loft, storage cupboard.

BEDROOM 1 (front)

12'8 x 11'4 (3.86m x 3.45m)

uPVC double glazed window to front aspect, fitted wardrobes, radiator.

EN SUITE

White and chrome suite comprising: shower cubicle with thermostatic shower, part tiled walls, pedestal wash hand basin, low level low WC, uPVC double glazed opaque window to front, extractor fan, radiator.

BEDROOM 2 (front)

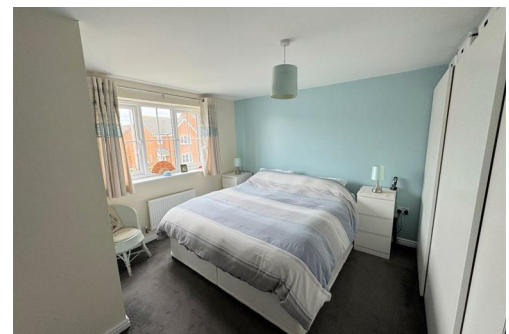
12'7 x 8'9 (3.84m x 2.67m)

uPVC double glazed window to front aspect, radiator.

BEDROOM 3 (rear)

9'5 x 8'5 (2.87m x 2.57m)

uPVC double glazed window to rear aspect, radiator.



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BEDROOM 4 (rear)

8'8 x 8'5 (2.64m x 2.57m)

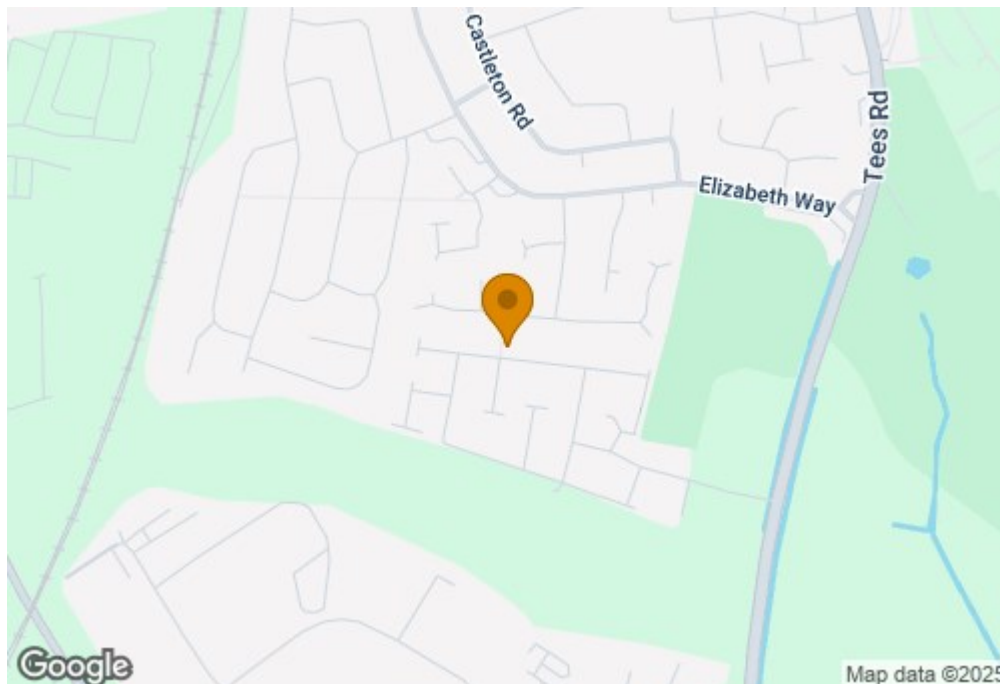
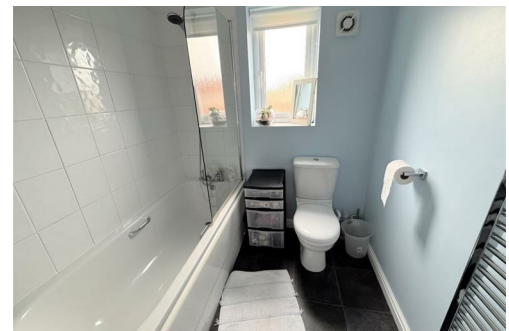
uPVC double glazed window to rear aspect, built-in wardrobes, radiator.

EXTERNALLY

The enclosed rear garden is laid with a sunny patio area and timber shed. The open plan front garden is laid to lawn with a double width tarmac driveway.

NB

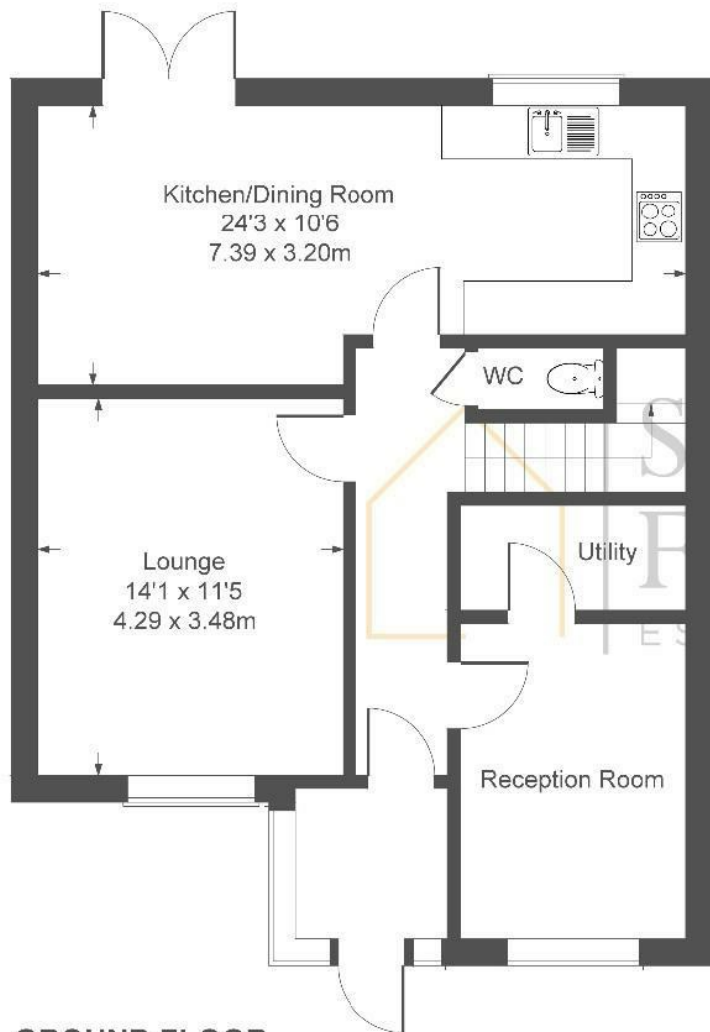
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



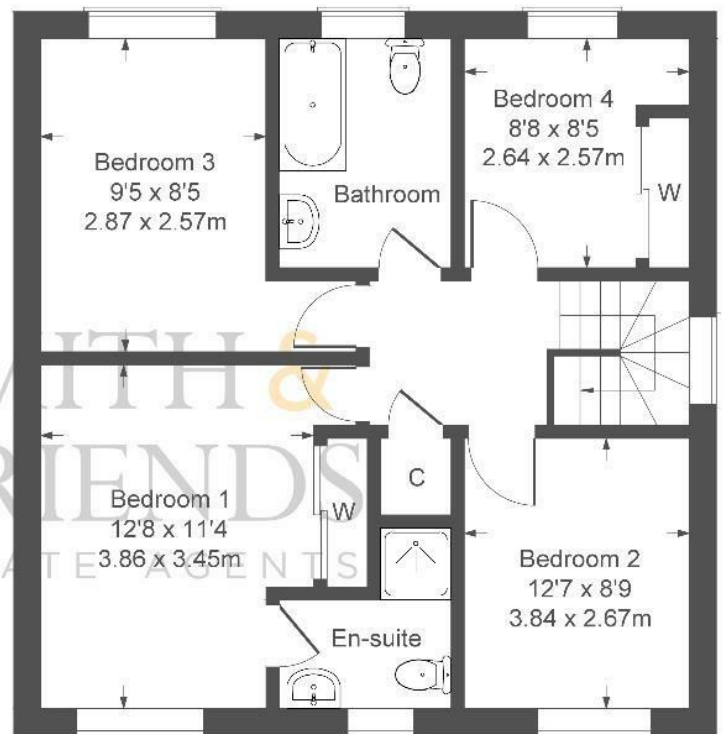
Vickers Lane, Hartlepool, TS25 2DN

Vickers lane

Approximate Gross Internal Area
1306 sq ft - 121 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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 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		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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