



**Goathland Drive, Seaton Carew, Hartlepool, TS25 2AF**  
**2 Bed - Bungalow - Semi Detached**  
**£170,000**

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



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## Goathland Drive, Seaton Carew, TS25 2AF

\*\*\* NO CHAIN INVOLVED \*\*\* A rarely available TWO BEDROOM semi detached bungalow occupying a pleasant position on Goathland Drive in a popular part of Seaton Carew, close to the seafront. The bungalow benefits from a WEST FACING REAR GARDEN, ample off street parking and larger than average garage. The accommodation features uPVC double glazing and gas central heating. An internal viewing comes recommended, with a layout which briefly comprises: entrance hall, generous rear lounge, kitchen/diner, two bedrooms and a modern shower room which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front garden, long paved driveway and pleasant enclosed rear garden which should prove to be a suntrap in the summer months. Goathland Drive is well situated within a short walk of amenities and transport links at Elizabeth Way shops. VIEWING RECOMMENDED.

### ENTANCE HALL

An 'L' shaped entrance hall with uPVC double glazed side access door, fitted carpet, dado rail, coving to ceiling, access to:

### REAR LOUNGE

**17'8 x 11'4**

A generous rear lounge with uPVC double glazed patio doors opening to the rear garden, feature fire surround with 'marble' style back and base, electric fire, fitted carpet, dado rail, picture rail, coving to ceiling, television point, double radiator.

### KITCHEN/DINER

**11'10 x 9'**

Fitted with a range of white gloss units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, space for free standing appliances including space for cooker with tiled splashback and extractor over, recess for dishwasher and washing machine, space for free standing fridge/freezer, uPVC double glazed window to the rear aspect, uPVC double glazed side door, coving to ceiling, double radiator, hatch to generous loft space which is boarded with ample storage, whilst housing the gas central heating boiler.

### BEDROOM ONE

**9'7 x 11'5**

A good size master bedroom with uPVC double glazed bow window to the front aspect, dressing area, fitted carpet, coving to ceiling, fitted wardrobes, single radiator.

### BEDROOM TWO

**8'10 x 8'11**

uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.

### SHOWER ROOM/WC

**6'3 x 5'5**

Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle with chrome overhead shower, pedestal wash hand basin with central chrome mixer tap, close coupled WC, tiling to splashback and flooring, uPVC double glazed window to the side aspect, extractor fan, panelling and inset spotlighting to ceiling, chrome heated towel radiator.

### EXTERNALLY

The property features a low maintenance, part lawned front garden with planted border. A paved driveway to the side of the property provides ample off street parking, whilst leading to the garage. The generous west facing rear garden incorporates a block paved patio, loose pebbles, additional patio area, lawn and planted border.

### LARGER THAN AVERAGE GARAGE

**23'1 x 7'10**

A larger than average garage with up and over access door to the front, uPVC double glazed personal door to the side, lighting and sockets.

### 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.









Ground Floor Building 1



Ground Floor Building 2

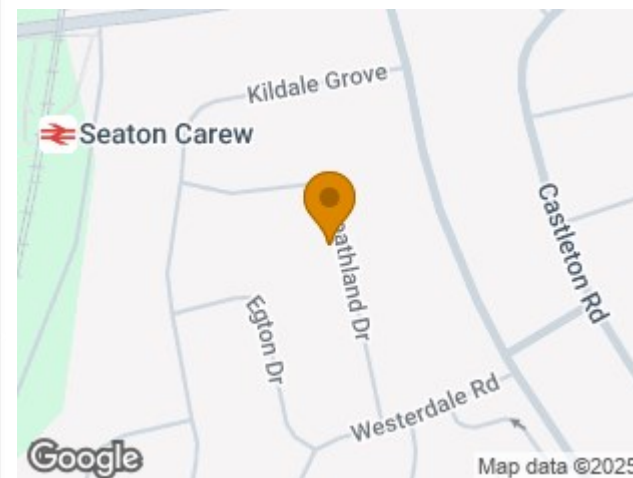
Approximate total area<sup>(1)</sup>  
805 ft<sup>2</sup>  
74.8 m<sup>2</sup>

(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.

GIRAFFE360



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