



***** REDUCED*** ** VIEWING RECOMMENDED ***** A modern **THREE BEDROOM** semi-detached property on Vickers Lane in a popular part of Seaton Carew close to the seafront. The home occupies a pleasant position facing De Havilland Way and features a low maintenance exterior with double drive to the front. An ideal purchase for a first time buyer, young couple or possible investment opportunity, with a modern kitchen, bathroom and en-suite, whilst further benefitting from gas central heating and uPVC double glazing. The internal layout comprises: inviting entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, the lounge is located to the rear of the property with French doors opening to the garden. The kitchen/diner is fitted with white gloss units and includes a range of integrated appliances. To the first floor are three bedrooms, the master with en-suite shower room, whilst the remaining bedrooms are served by the family bathroom. Externally is a low maintenance front with a double drive and gated access to the side. The enclosed rear garden incorporates artificial turf, patio and storage shed. The home was built by Taylor Wimpey to the popular Denford design.

Vickers Lane, Hartlepool, TS25 2BF

3 Bedroom - House - Semi-Detached

£149,500

EPC Rating: C

Tenure: Freehold

Council Tax Band: C



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GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed entrance door, fitted with modern laminate flooring, spindled staircase to the first floor with under stairs recess, storage cupboard and fitted carpet, radiator with cover included, upgraded internal doors giving natural light.

GUEST CLOAKROOM/WC

Fitted with a modern two piece white suite and chrome fittings comprising: pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, modern laminate flooring, extractor fan, single radiator.

FAMILY LOUNGE

15'4 x 10'6 (4.67m x 3.20m)

A good sized lounge with modern laminate flooring, uPVC double glazed French doors with matching side screens to the rear garden, television point, double radiator.

KITCHEN/DINER

11'2 x 9'11 (3.40m x 3.02m)

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel, tiling to splashback, integrated fridge and freezer, recess for washing machine, concealed gas central heating boiler, four drawer unit to base level, uPVC double glazed window to the front aspect, modern laminate flooring, double radiator.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to:

BEDROOM ONE

12' x 11'2 (3.66m x 3.40m)

uPVC double glazed window to the front aspect, wardrobe recess, fitted carpet, television point, single radiator.

EN-SUITE SHOWER ROOM/WC

5'8 x 5'4 (1.73m x 1.63m)

Fitted with a modern three piece suite comprising: corner shower cubicle with chrome frame, space saving folding door and electric shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, being full height to shower level, uPVC double glazed window to the front aspect, extractor fan, single radiator.

BEDROOM TWO

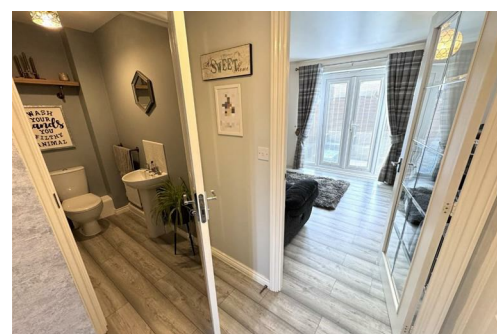
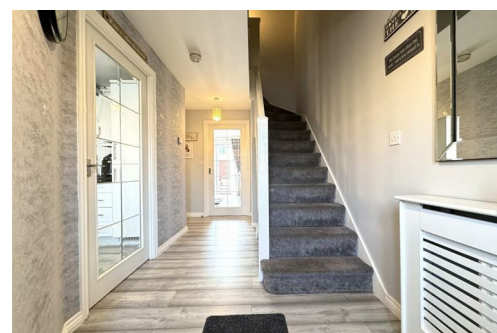
10'6 x 8'5 (3.20m x 2.57m)

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

BEDROOM THREE

10'6 x 6'6 (3.20m x 1.98m)

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



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FAMILY BATHROOM/WC
6'7 x 5'6 (2.01m x 1.68m)

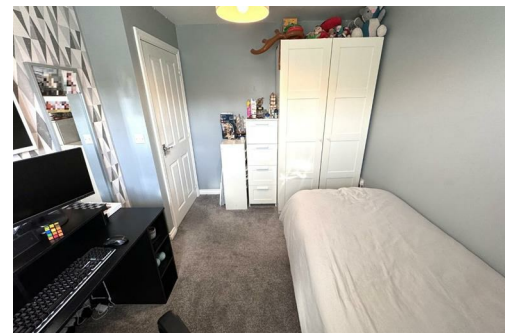
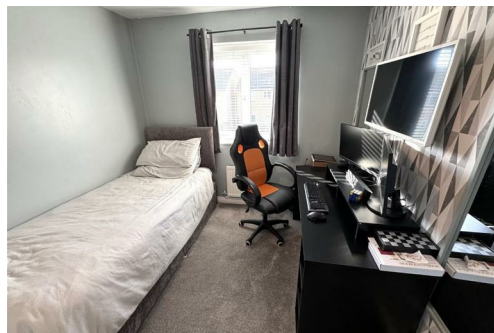
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, extractor fan, single radiator.

EXTERNALLY

The property features a low maintenance front, with a double width driveway providing useful off street parking. A gate to the side leads through to the enclosed rear garden which incorporates artificial turf and patio areas, with fenced boundaries and timber storage shed included.

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.

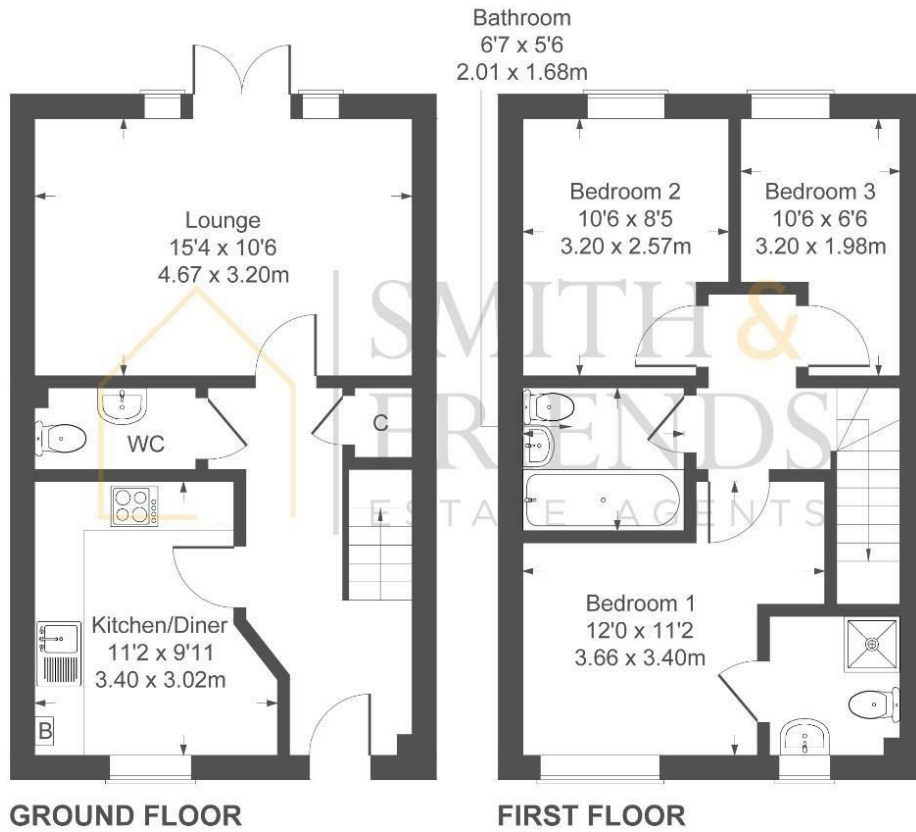


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Vickers Lane

Approximate Gross Internal Area
802 sq ft - 75 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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		79	
(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	

106 York Road, Hartlepool, TS26 9DE
01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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