



**Castleton Road, Seaton Carew, TS25 1EF**  
**3 Bed - House - Semi-Detached**  
**£750 Per Calendar Month**

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



## Castleton Road, Seaton Carew, TS25 1EF

\*\*\*AVAILABLE IMMEDIATELY\*\*\* - A spacious THREE BEDROOM semi-detached property located in a popular part of Seaton Carew, close to the seafront. The home offers accommodation that features TWO RECEPTION ROOMS, making it ideal for family requirements. The internal layout comprises: entrance hall with stairs to the first floor and access to both reception rooms, the generous rear reception room incorporates patio doors to the garden. The kitchen is fitted with units to base and wall level and includes a built-in oven, hob and extractor with further space for free standing appliances. To the first floor are three bedrooms and the family bathroom with separate WC. Externally are gardens to the front and rear, the rear garden being a good size. A paved driveway in front of the garage provides useful off street parking.

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,000pa

BOND £865

(Application is subject to a Holding Fee - please refer to our website for further details)



### GROUND FLOOR

#### ENTRANCE HALL

Accessed via uPVC double glazed entrance door, with uPVC double glazed side screens and fanlight above, feature window to the side aspect, laminate flooring, stairs to the first floor with under stairs storage cupboard, convector radiator.

#### FRONT LOUNGE 15'4 into the bay x 12'6 (4.67m into the bay x 3.81m)

uPVC double glazed bay window to the front aspect, laminate flooring, coving to ceiling, convector radiator.

#### REAR RECEPTION ROOM 15'7 x 11'2 (4.75m x 3.40m)

A good sized room with double glazed patio doors to the rear garden, laminate flooring, feature fire surround, coving to ceiling, double radiator.

#### KITCHEN 11'8 x 7'4 (3.56m x 2.24m)

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 separate four ring gas hob and extractor hood over, part tiled splashback, recess for washing machine, space for additional free standing appliances, uPVC double glazed windows to the front and side aspects, uPVC double glazed side door, 'tile' effect laminate flooring, convector radiator.

### FIRST FLOOR

#### LANDING

uPVC double glazed window to the side aspect, hatch to loft space, access to:

#### BEDROOM ONE 16'00 into the bay x 11'1 (4.88m into the bay x 3.38m)

uPVC double glazed bay window to the front aspect, coving to ceiling, double radiator.

#### BEDROOM TWO 15'7 x 10'7 (4.75m x 3.23m)

uPVC double glazed window to the rear aspect, built-in storage cupboard, coving to ceiling, double radiator.

#### BEDROOM THREE 8'6 x 7'7 (2.59m x 2.31m)

uPVC double glazed window to the front aspect, coving to ceiling, convector radiator.

#### BATHROOM 8'00 x 7'7 (2.44m x 2.31m)

Fitted with a three piece suite comprising: panelled bath with dual taps, corner shower cubicle with chrome shower, twin glass panelled sliding doors and chrome frame, pedestal wash hand basin with chrome dual taps, tiling to walls, 'tile' effect laminate flooring, uPVC double glazed window to the rear aspect, built-in storage cupboard with gas central heating boiler, double radiator.

#### SEPARATE WC

Fitted with a low level WC in white, 'tile' effect laminate flooring, uPVC double glazed window to the side aspect.

#### EXTERNALLY

The property features gardens to the front and rear, with a paved driveway providing useful off street parking, whilst leading to the garage.

#### GARAGE

Accessed via an up and over door to the front, personal door from the rear garden.





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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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>76</b>
	<b>55</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	