



Elizabeth Way, Seaton Carew, TS25 2AY
3 Bed - House - Semi-Detached
£175,000

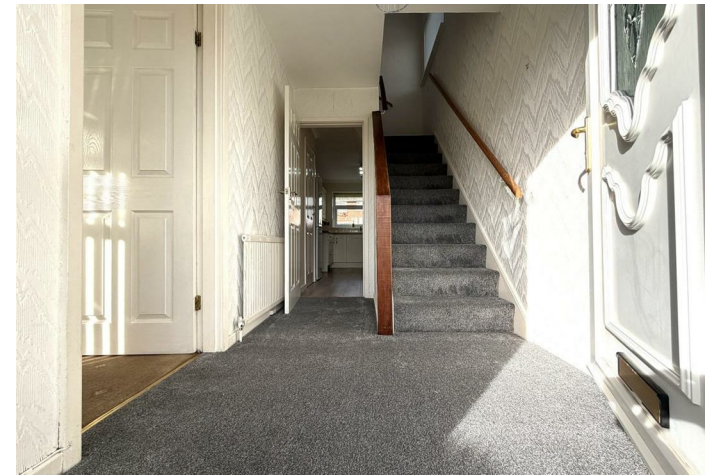
EPC Rating: D
Tenure: Freehold
Council Tax Band: C



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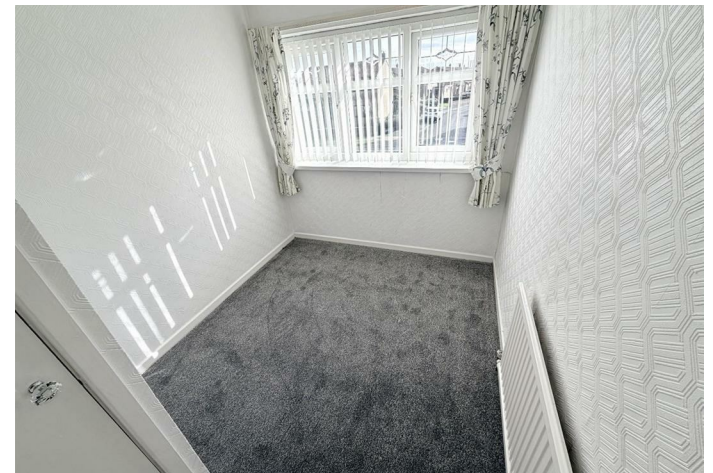
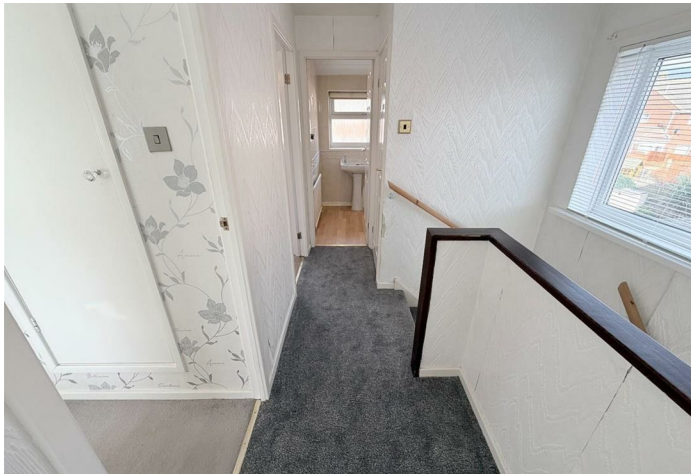
Elizabeth Way Seaton Carew, Hartlepool, TS25 2AY

*** NO CHAIN INVOLVED *** A pleasantly positioned three bedroom semi-detached property located in a popular part of Seaton Carew close to the seafront. Built by Yuill's to the highly sort after 'Grange' style, with a layout which is ideal for family requirements. The accommodation features uPVC double glazing, gas central heating, modern bathroom and a utility room extension to the rear. An ideal purchase for a first time buyer or family, with a layout which briefly comprises: entrance hall with stairs to the first floor, spacious lounge, leading through to the dining room which links to the kitchen and into the utility room. To the first floor are three bedrooms, with two doubles and one single, all of which benefit from built-in wardrobes, they are served by the family bathroom with separate WC. Externally is a lawned front garden with planted border and paved driveway, allowing useful off street parking, whilst leading to the integral garage. The enclosed rear garden has lawn and patio areas which should prove to be low maintenance. Located adjacent to The Wickets turn in and a short stroll from Hornby Park Cricket Field and Elizabeth Way's shopping parade. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door with uPVC double glazed side screens, staircase to the first floor with newly fitted carpet, single radiator, access to:

FAMILY LOUNGE

10'1 x 15'9 (3.07m x 4.80m)

A generous family lounge with a large uPVC double glazed bow window to the front aspect, feature fire surround with 'marble' style back and base, gas fire, fitted carpet, coving to ceiling, two fitted wall lights, double radiator, glazed sliding doors through to:

SEPARATE DINING ROOM

10'2 x 8'9 (3.10m x 2.67m)

Ideally situated off the kitchen, whilst incorporating uPVC double glazed French doors with matching side screens to the rear garden, fitted carpet, coving to ceiling, double radiator.

KITCHEN

7'11 x 11'1 (2.41m x 3.38m)

Fitted with a modern range of cream 'shaker' style units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset one and a half bowl single drainer ceramic sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, attractive cream 'brick' style tiling to splashback, space for free standing fridge/freezer, three drawer unit to base level, uPVC double glazed window looking out to the rear garden, modern laminate flooring, two built-in storage cupboards, coving to ceiling, uPVC double glazed door to the utility room.

UTILITY ROOM

7' x 7'5 (2.13m x 2.26m)

Plumbing for washing machine, space for tumble dryer, eye-level units, uPVC double glazed window to the rear aspect, uPVC door to the rear garden, integral door to the garage.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, newly fitted carpet.

BEDROOM ONE

11'7 x 13'5 (3.53m x 4.09m)

A good size master bedroom with a built-in double wardrobe, additional storage cupboard, large uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM TWO

11'5 x 9'1 (3.48m x 2.77m)

Built-in double wardrobe, large uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM THREE

6'10 x 9'3 (2.08m x 2.82m)

uPVC double glazed window to the front aspect, built-in storage cupboard/wardrobe, newly fitted carpet, single radiator.

BATHROOM

6'9 x 5'5 (2.06m x 1.65m)

Fitted with a two piece white suite comprising: cast iron panelled bath with dual taps and shower over, pedestal wash hand basin with dual taps, tiling to walls, uPVC double glazed frosted window to the rear aspect, laminate flooring, single radiator.

SEPARATE WC

4' x 2'9 (1.22m x 0.84m)

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

EXTERNALLY

The property features a low maintenance front garden with a part planted border, brick boundary wall and paved driveway allowing useful off street parking. The enclosed rear garden should, again, prove to be low maintenance with lawn and patio areas.

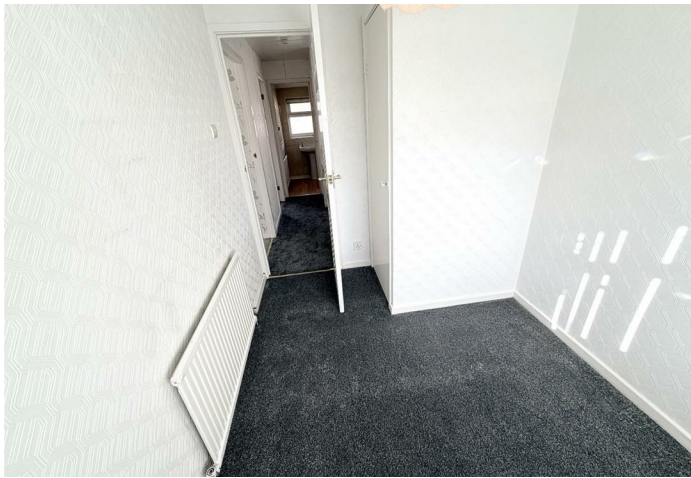
INTEGRAL GARAGE

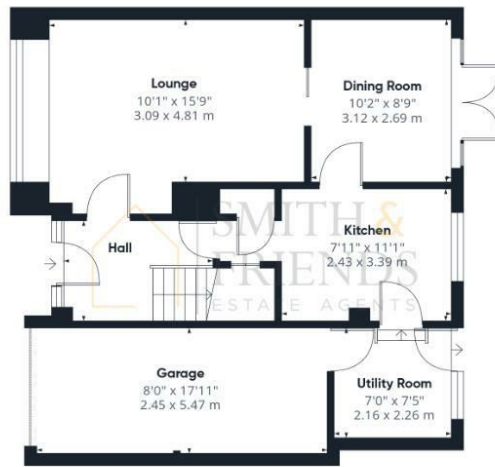
8' x 17'11 (2.44m x 5.46m)

Accessed via an up and over door to the front, integral door from the utility area.

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



Floor 1



Approximate total area⁽¹⁾
1065 ft²
98.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales		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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