Castleton Road, Seaton Carew, TS25 1EA
3 Bed - House - Detached
£199,950

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

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Castleton Road
Seaton Carew Hartlepool TS25 1EA

REDUCED NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A rarely available three bedroom detached property occupying a pleasant position on Castleton Road in a popular part of Seaton Carew. The home offers extended accommodation, off street parking, garage and SOUTH FACING REAR GARDEN, whilst further benefits include gas central heating and uPVC double glazing. An internal viewing comes recommended to appreciate the potential on offer, with a layout which briefly comprises: welcoming entrance hall with stairs to the first floor, spacious lounge with feature fire surround and archway into the dining room and through to the sun room extension. The kitchen leads to a useful study extension and to the first floor are three bedrooms, all with built-in wardrobes, they are served by the family bathroom which incorporates a two piece suite, with separate WC. Externally is a low maintenance front, with a concrete imprint driveway leading to the garage. The south facing rear garden has a patio, lawn and pebbled border. Castleton Road is situated close to the seafront and within a short stroll of amenities on Elizabeth Way. VIEWING RECOMMENDED.

GROUND FLOOR

ENTRANCE HALL
13'1 x 6'1 (3.99m x 1.85m)
A spacious entrance hall which is accessed via uPVC double glazed entrance door with matching uPVC double glazed side screens, part laminate/part fitted carpet, spindled staircase to the first floor, coving to ceiling, single radiator, access to:

LOUNGE
16'1 x 12'1 (4.90m x 3.68m)
Large uPVC double glazed bow window to the front aspect, feature fire surround with 'marble' style back and base, inset 'coal' effect gas fire, dado rail, coving to ceiling, double radiator, archway through to:

DINING ROOM
8'9 x 10'3 (2.67m x 3.12m)
Dado rail, coving to ceiling, double glazed patio doors into the sun room, single radiator.

SUN ROOM EXTENSION
9'5 x 9'6 (2.87m x 2.90m)
uPVC double glazed windows and door to the rear garden, laminate flooring, double socket, two wall lights.

KITCHEN
11'3 x 8' (3.43m x 2.44m)
Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric double oven with separate four ring gas hob and extractor hood over, tiling to splashback, space for two appliances, uPVC double glazed window to the rear aspect, under stairs storage cupboard, additional storage cupboard with shelving, archway through to:

STUDY EXTENSION
10'10 x 7'2 (3.30m x 2.18m)
Two uPVC double glazed windows, uPVC double glazed door to the rear garden, dado rail, coving to ceiling, convector radiator.

FIRST FLOOR

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

BEDROOM ONE
12'10 x 11'5 (3.91m x 3.48m)
A good size master bedroom with built-in double wardrobe, large uPVC double glazed window to the front aspect, coving to ceiling, single radiator.

BEDROOM TWO
9'8 x 11'9 (2.95m x 3.58m)
Built-in double wardrobe, additional storage cupboard, uPVC double glazed window to the rear aspect, coving to ceiling, single radiator.

BEDROOM THREE
9'2 x 7' (2.79m x 2.13m)
Built-in storage cupboard/wardrobe, uPVC double glazed window to the front aspect, coving to ceiling, single radiator.

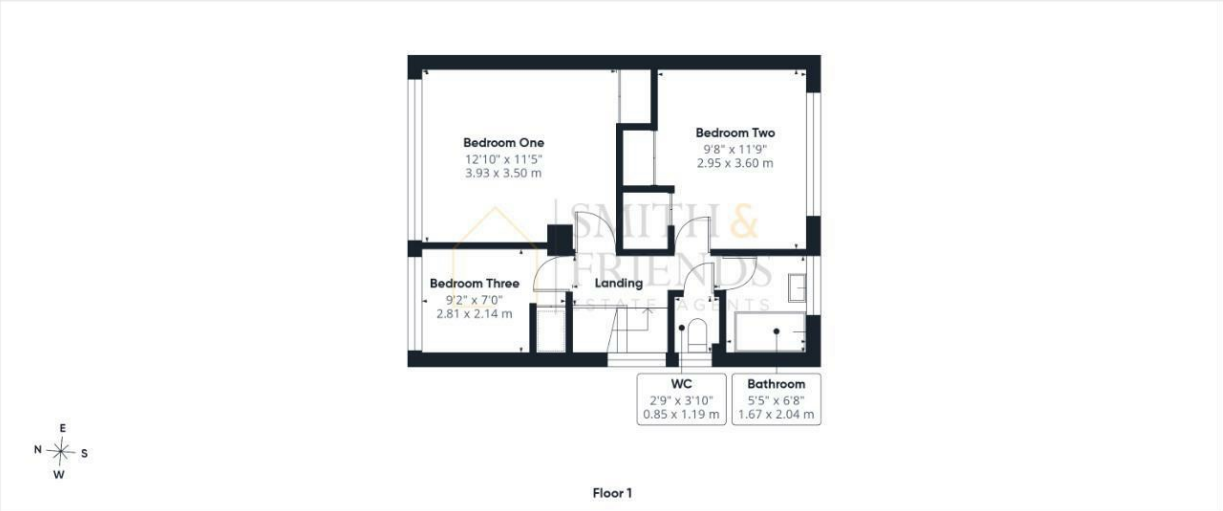
BATHROOM
5'5 x 6'8 (1.65m x 2.03m)
Fitted with a two piece suite comprising: curved corner bath with dual taps and electric shower over, pedestal wash hand basin with dual taps, tiled splashback, uPVC double glazed window to the rear aspect, panelled ceiling, convector radiator.

SEPARATE WC
2'9 x 3'10 (0.84m x 1.17m)
Fitted with a low level WC with matching tiled walls and uPVC double glazed window to the side aspect.

EXTERNALLY
The property occupies a pleasant position on Castleton Road, with a low maintenance, part lawned front garden. A concrete imprint driveway provides useful off street parking for two cars and leads to the garage. A gate to the side leads through to the enclosed south facing rear garden, with patio area, lawn and raised pebbled border.

GARAGE
17' x 7'11 (5.18m x 2.41m)
Accessed via a remote controlled roller door to the front, 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.



Approximate total area(1)

1225 ft²

113.7 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.

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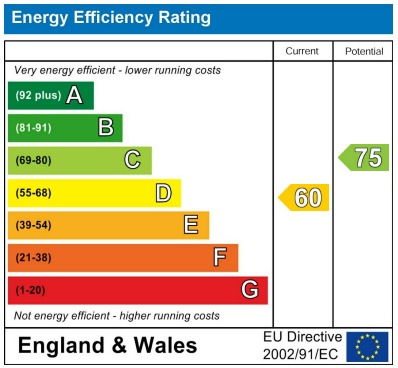

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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