



**Kildale Grove, Seaton Carew, Hartlepool,
TS25 2AS
2 Bed - Bungalow - Semi Detached
£169,950**

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Kildale Grove, Seaton Carew, TS25 2AS

*** NO CHAIN INVOLVED *** A rarely available two bedroom semi-detached bungalow occupying a pleasant position on Kildale Grove in a popular part of Seaton Carew. The home offers accommodation enhanced by a conservatory extension to the rear, whilst features include gas central heating, uPVC double glazing and alarm system. A bungalow with great potential and an internal viewing recommended. The full layout comprises: entrance hall, generous front lounge with feature fire surround, kitchen with built-in oven and hob, two good size bedrooms, the master with access to the conservatory, and a shower room which incorporates a four piece suite. Externally the bungalow is set back from the road with an open plan lawned front garden, whilst a driveway provides useful off street parking. Double timber gates open to a car port and through to the garage with workshop behind. The enclosed rear garden should prove to be low maintenance. Kildale Grove is well situated within a short stroll of amenities on Elizabeth Way and close to Seaton Carew's popular seafront. VIEWING RECOMMENDED.

ENTRANCE HALL

An 'L' shaped entrance hall with double glazed composite side door, modern laminate flooring, coving to ceiling, single radiator, hatch to loft space which is accessed via a pull down ladder and boarded for storage purposes; access to:

FRONT LOUNGE

16'9 x 11'4 (5.11m x 3.45m)

A generous front lounge with uPVC double glazed bow window, attractive feature fire surround with 'marble' style back and base, 'pebble' effect electric fire, modern laminate flooring, coving to ceiling, lighting to alcoves, single radiator.

KITCHEN

11'9 x 8'11 (3.58m x 2.72m)

Fitted with a range of units to base and wall level with 'granite' effect work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above, both finished in brushed stainless steel, with extractor hood over, tiling to splashback, recess with plumbing for washing machine, recess for free standing fridge/freezer, double glazed composite side door, uPVC double glazed window looking out to the rear garden, 'tile' effect flooring, single radiator.

BEDROOM ONE

12'9 x 11'5 (3.89m x 3.48m)

A good size master bedroom with wardrobes, modern laminate flooring, uPVC double glazed door and window into the conservatory, coving to ceiling, single radiator.

CONSERVATORY

9'3 x 8'6 (2.82m x 2.59m)

Modern laminate flooring, uPVC double glazed windows and door to the rear garden, small storage cupboard, power points, television point.

BEDROOM TWO

8'11 x 9' (2.72m x 2.74m)

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

SHOWER ROOM/WC

6'5 x 5'5 (1.96m x 1.65m)

Fitted with a four piece suite comprising: corner shower cubicle, pedestal wash hand basin with dual taps, low level WC, bidet, tiling to splashback, uPVC double glazed window to the side aspect, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance open plan lawned front garden, with a planted area and paved driveway running alongside the property providing useful off street parking. Double timber gates open to a useful storage area/potential for further off street parking with car port over. A gate leads through to the enclosed rear garden which should prove to be low maintenance with predominantly paved areas, part pebbled border and fenced boundaries.

GARAGE

17'9 x 8'7 (5.41m x 2.62m)

Accessed via double timber doors to the front, window to the side aspect, lighting and power points.

WORKSHOP

8'9 x 8'6 (2.67m x 2.59m)

uPVC double glazed access door to the side, uPVC double glazed window, lighting and double socket.

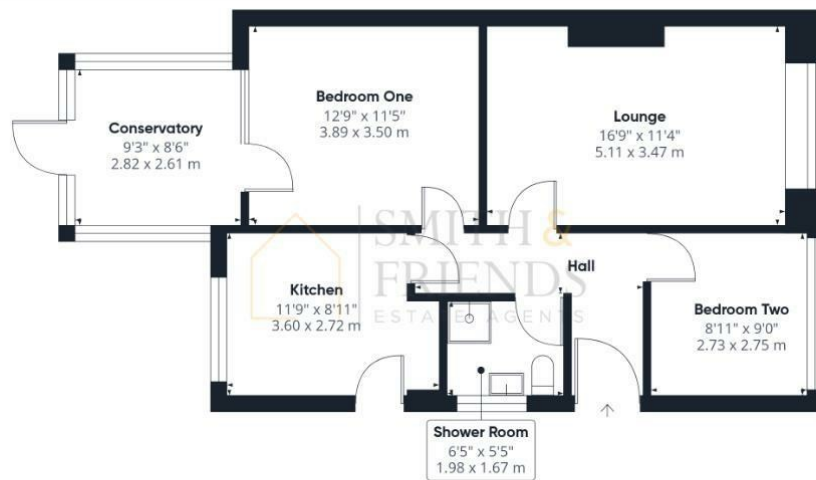
NB

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⁽¹⁾

945 ft²
87.7 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

106 York Road, Hartlepool, TS26 9DE
 Tel: 01429 891100
 hartlepool@smith-and-friends.co.uk
 www.smith-and-friends.co.uk

