

De Havilland Way, Seaton Carew, TS25 2DW
3 Bed - House - Semi-Detached
£155,000

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

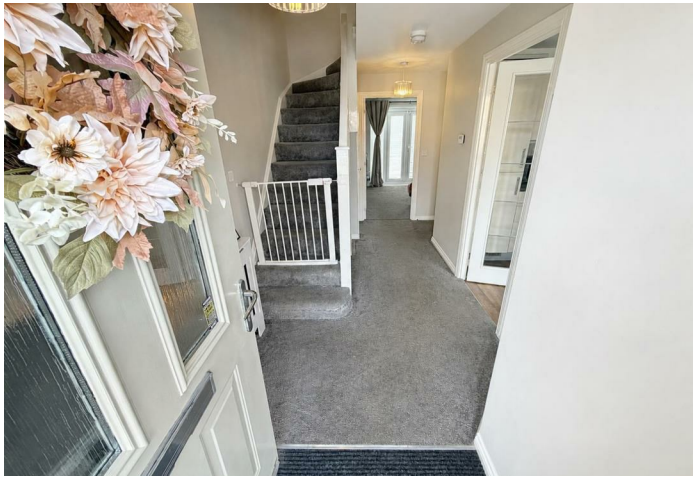
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De Havilland Way
Seaton Carew Hartlepool TS25 2DW

A modern three bedroom semi-detached property occupying a pleasant position on De Havilland Way in a popular part of Seaton Carew close to the seafront. The home offers accommodation ideal for a first time buyer or young family, with a modern kitchen, bathroom, en-suite and guest WC, whilst further benefiting from gas central heating, uPVC double glazing, off street parking and low maintenance landscaped rear garden. The full layout comprises: spacious entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, the rear lounge includes a media wall, storage to both alcoves and French doors to the rear garden. The kitchen is fitted with gloss units and includes a range of built-in appliances. To the first floor are three bedrooms, the master with mirror fronted wardrobes and en-suite shower room, bedrooms two and three are served by the main bathroom which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front, with a double drive and gated access. The rear garden gas patio, artificial turf and decked patio areas with summer/playhouse included.
















TOILET
RULES















GROUND FLOOR

ENTRANCE HALL
14'11 x 6'8 (4.55m x 2.03m)
A spacious entrance hall which is accessed via a double glazed entrance door, staircase to the first floor with under stairs recess and storage cupboard, fitted carpet, radiator with cover included, glazed internal doors to the lounge and kitchen.

REAR LOUNGE
10'5 x 15'6 (3.18m x 4.72m)
A spacious rear lounge with media wall incorporating an inset electric fire and television recess with storage to both alcoves and downlighting, uPVC double glazed French doors with matching side screens opening to the rear garden, fitted carpet, feature panelled wall, double radiator.

KITCHEN
11'2 x 8'4 (3.40m x 2.54m)
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 extractor hood over, tiling to splashback, downlighting to eye-level units, integrated fridge and freezer, integrated dishwasher, recess with plumbing for washing machine, four drawer base unit, uPVC double glazed window to the front aspect, 'laminate' effect vinyl flooring, inset spotlighting, double radiator.

GUEST CLOAKROOM/WC
3'5 x 6'1 (1.04m x 1.85m)
Fitted with a two piece white suite and chrome fittings comprising: pedestal wash hand basin with dual taps and tiled splashback, close coupled WC, 'tile' effect vinyl flooring, extractor fan, single radiator.

FIRST FLOOR

LANDING
6'10 x 6'1 (2.08m x 1.85m)
Fitted carpet, hatch to loft space, radiator with cover included.

BEDROOM ONE
11'2 x 9'8 (3.40m x 2.95m)
Mirror fronted sliding wardrobes, uPVC double glazed window to the front aspect, fitted carpet, single radiator, access to:

EN-SUITE SHOWER ROOM/WC
5'9 x 5'4 (1.75m x 1.63m)
Fitted with a three piece suite comprising: corner shower cubicle with electric shower, pedestal wash hand basin with chrome dual taps, close coupled WC, tiling to splashback, being full height to shower level, uPVC double glazed frosted window to the front aspect, extractor fan, single radiator.

BEDROOM TWO
10'4 x 8'5 (3.15m x 2.57m)
uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BEDROOM THREE
10'5 x 6'6 (3.18m x 1.98m)
uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

FAMILY BATHROOM/WC
6'8 x 5'6 (2.03m x 1.68m)
Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, close coupled WC, tiling to splashback, 'tile' effect vinyl flooring, 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 is landscaped, with patio, decking and artificial turf, featuring fenced boundaries and a timber summerhouse.

NB 1
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.

NB 2
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.
The legal pack includes:
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

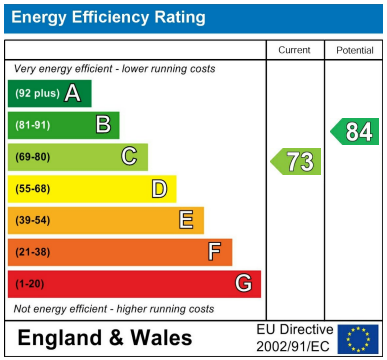












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there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

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