



Seaton Lane, HARTLEPOOL, TS25 1JG

welcome to

Seaton Lane, HARTLEPOOL

This substantial and beautifully enhanced four bedroom, detached home offers a truly unique living experience, showcasing extensive upgrades, thoughtful extensions and high end finishes throughout. With an extensive list of features and no detail overlooked, this incredible home must be viewed!

Entrance Hallway 1

Door to front, coved cornicing.

Entrance Hallway 2

Porch extension, door to front, inner door to:

Inner Hall

Staircase to first floor, radiator, storage cupboard.

Re-Fitted Shower Room

Window to front, vanity wash hand basin incorporating low level low flush wc, shower cubicle, spotlights to ceiling, chrome heated towel rail.

Lounge

27' 2" x 12' 3" (8.28m x 3.73m)

Windows to both side and rear, media wall incorporating plasma fire, doors leading to dining room, radiator.

Dining Room

18' 9" x 12' Max (5.71m x 3.66m Max)

Window to front, coved cornicing, radiator, log burner set into brick built fireplace.

Kitchen

11' 8" x 18' 9" (3.56m x 5.71m)

Fitted with an extensive range of wall and base units with contrasting working surfaces and coordinating splashback, 1 1/2 sink/drainer unit with mixer tap, open fireplace, coved cornicing, integrated dishwasher, 'Range' cooker, high gloss tiled flooring, window to front.

Utility Room

10' 9" x 9' 3" (3.28m x 2.82m)

Window to rear, door to rear, radiator, wall and base units with complimenting working surfaces, coved cornicing, recess and plumbing for washing

machine, 1 1/2 bowl stainless steel sink unit with mixer tap.

Orangery

17' 3" x 12' 8" (5.26m x 3.86m)

Electric wall mounted heater, French doors to side.

First Floor

Landing

Feature window to rear, feature panelling, loft hatch access.

Bedroom 1

9' 4" Max x 19' 1" Max (2.84m Max x 5.82m Max)

Window to front and rear, extensive range of fitted wardrobes with sliding doors, coved cornicing, radiator.

Ensuite

Ultra modern suite, bath with integrated TV and feature shelving inserts, vanity wash hand basin incorporating low level low flush wc, digital illuminated vanity mirror.

Bedroom 2

12' 2" x 10' 9" Max (3.71m x 3.28m Max)

Window to rear and side, two fitted wardrobes, radiator, coved cornicing.

Bedroom 3

10' 1" x 7' 9" Excluding wardrobes (3.07m x 2.36m Excluding wardrobes)

Window to front, radiator, coved cornicing.

Bedroom 4

7' 7" x 9' 10" (2.31m x 3.00m)

Window to rear, radiator, coved cornicing.





Bathroom

Window to front, vanity wash hand basin incorporating low level low flush wc, shower cubicle with mains shower and built in storage, chrome heated towel rail.

Externally

Front Garden

Resin to front aspect offering parking for numerous cars.

Rear Garden

South facing with lawn and patio areas, resin pathways, decked area, large gazebo on raised decked area, covered seating area, detached summerhouse/bar.



view this property online mannersandharrison.co.uk/Property/HAR118275



welcome to

Seaton Lane, HARTLEPOOL

- 3 RECEPTION ROOMS
- TWO MODERN KITCHENS
- TWO BATHROOMS
- SOUTH FACING REAR GARDEN
- GARAGE & DRIVEWAY FOR NUMEROUS CARS

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

£365,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/HAR118275



Property Ref:
HAR118275 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk