

Elizabeth Way, Seaton Carew, TS25 2AY
3 Bed - House - Semi-Detached
£200,000

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

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Elizabeth Way
Seaton Carew Hartlepool TS25 2AY



*** NO CHAIN INVOLVED *** VIEWING RECOMMENDED *** An impressive three-bedroom semi-detached home in Seaton Carew, with a recently refitted kitchen and shower room, low maintenance landscaped gardens, off street parking and single garage. Situated next to the Elizabeth Way shops and within easy walking distance of the seafront, the property is well suited to first-time buyers and families.

An extended entrance hall leads into the spacious front lounge, where double doors open into the separate dining room. French doors lead from the dining room to the rear garden, and there is access to the refitted kitchen. A separate utility room provides space for freestanding appliances.

Upstairs, all three bedrooms feature fitted wardrobes. The modern refitted shower room has a three-piece suite with chrome fittings. The home also benefits from gas central heating and uPVC double glazing.

Outside, a low-maintenance front garden sits alongside a block-paved driveway providing off-street parking, with a garage for additional parking or storage. The landscaped rear garden features a patio and lawn with storage shed included. Local shops and transport links are on the doorstep, and an internal viewing is recommended to appreciate the layout and recent improvements.







































GROUND FLOOR

EXTENDED ENTRANCE HALL
13'7 x 6'0 (4.14m x 1.83m)
A spacious entrance hall accessed via double glazed composite entrance door with uPVC double glazed side screens, uPVC double glazed window to the side, stairs to the first floor, fitted carpet, single radiator.

FAMILY LOUNGE
15'7 x 12'1 (4.75m x 3.68m)
A good size family lounge with a large uPVC double glazed bow window to the front aspect, modern inset electric fire, fitted carpet, double radiator, double sliding doors into the dining room.

DINING ROOM
10'2 x 8'9 (3.10m x 2.67m)
Linking to the kitchen, uPVC double glazed French doors to the rear garden with matching side screens, fitted carpet, single radiator.

KITCHEN
11'2 x 7'11 (3.40m x 2.41m)
Refitted with a modern range of units to base and wall level with complimenting work surfaces and matching splashback, inset one and a half bowl single drainer sink unit with mixer tap, built in electric oven with matching microwave oven above, separate four ring induction hob with extractor over, three drawer base unit, downlighting to eye level units, space for free standing fridge/freezer, two built in storage cupboards, uPVC double glazed window to the rear aspect, modern vinyl flooring, inset spot lights to the ceiling, single radiator, door to the utility room.

UTILITY ROOM
8'7 x 6'9 (2.62m x 2.06m)
Fitted worktop with double base unit, additional eye level unit, tiled splashback, recess for washing machine, uPVC double glazed window to the side, uPVC double glazed door to the rear garden, single radiator.

FIRST FLOOR

LANDING
uPVC double glazed window to the side aspect, fitted carpet, hatch to the loft space.

BEDROOM ONE
13'4 x 11'5 (4.06m x 3.48m)
A good size master bedroom with a large uPVC double glazed window to the front aspect, built in double wardrobe, additional built in storage cupboard, fitted carpet, inset spot lights to the ceiling, single radiator.

BEDROOM TWO
11'6 x 9'1 (3.51m x 2.77m)
Built in double wardrobe, uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM THREE
9'3 x 6'11 (2.82m x 2.11m)
Built in wardrobe/storage cupboard, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

SHOWER ROOM
8'3 x 6'11 (2.51m x 2.11m)
Re-fitted with a modern three piece suite and chrome fittings comprising: double shower cubicle with sliding glass door and overhead shower, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, close coupled WC, modern panelling to walls and ceiling, inset spot lights, uPVC double glazed windows to the side and rear aspects, convector radiator.

EXTERNALLY
The property features a low maintenance front garden which is part lawned with a brick boundary wall. A block paved driveway provides useful off street parking in front of the garage. A gate to the side leads through to a spacious rear garden with lawn, landscaped patio areas and fenced boundaries. A useful timber storage shed is included in the asking price.

SINGLE GARAGE
16'6 x 7'9 (5.03m x 2.36m)
Up and over access door, lighting, sockets and Baxi gas central heating boiler.

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.








LB
TCB
PO
FB



Ground Floor



Floor 1

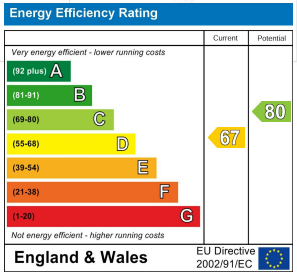
Approximate total area(1)

1062 ft²

98.6 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.



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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