



Goathland Drive, Seaton Carew, TS25 2AF
3 Bed - House - Semi-Detached
O.I.R.O £187,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS

Goathland Drive

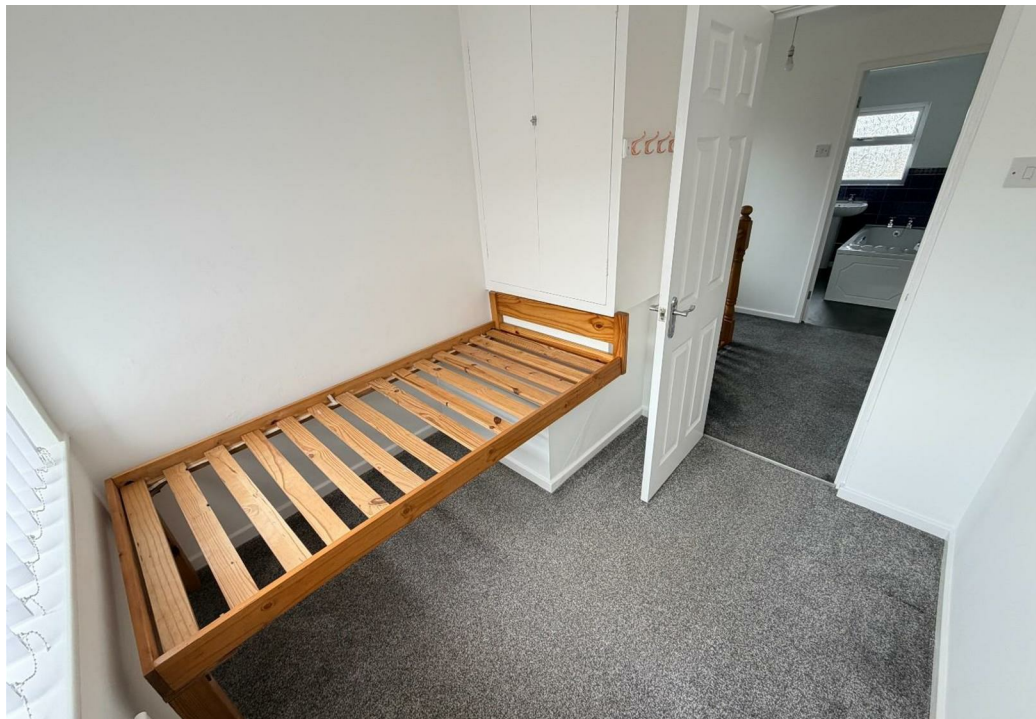
Seaton Carew Hartlepool TS25 2AF

*** NO CHAIN INVOLVED *** A well presented three bedroom semi-detached property occupying a pleasant position on Goathland Drive in a popular part of Seaton Carew. The home offers extended accommodation which has been recently redecorated and improved, whilst current features include gas central heating and uPVC double glazing. An ideal purchase for a first time buyer or young family, with an internal viewing recommended. The full layout comprises: entrance hall with stairs to the first floor and access into the generous family lounge with double doors through to the extended dining room and kitchen. To the first floor are three bedrooms, the master with mirror fronted sliding wardrobes, they are served by a good size bathroom which incorporates a four piece suite with bath and separate shower. Externally is a low maintenance, open plan front garden, whilst a long paved driveway offers useful off street parking and continues to the garage. The spacious rear garden incorporates a large lawn, patio, planted areas and includes a useful storage shed. Goathland Drive is located within close proximity of amenities on Elizabeth Way and a short stroll from the seafront. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE HALL

6' x 4' (1.83m x 1.22m)

Accessed via uPVC double glazed entrance door with matching side screens, modern laminate flooring, staircase to the first floor, double radiator, access to:

FRONT LOUNGE

13'5 x 15'5 (4.09m x 4.70m)

A generous lounge with uPVC double glazed window to the front aspect, feature fire surround with 'marble' style back and base, inset electric fire, attractive panelling to walls, fitted carpet, coving to ceiling, ornate ceiling rose, double radiator, double doors through to:

EXTENDED DINING ROOM

7'11 x 13'7 (2.41m x 4.14m)

Ideally situated off the kitchen, whilst offering access to the rear garden via uPVC double glazed French doors, matching carpet and panelling, coving to ceiling, single radiator.

EXTENDED KITCHEN

13'9 x 8'4 narrowing to 6' (4.19m x 2.54m narrowing to 1.83m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer ceramic sink unit with mixer tap, recess for cooker with extractor hood over, tiling to splashback, space for further free standing appliances, concealed gas central heating boiler, uPVC double glazed window looking out to the rear garden, built-in storage cupboard, breakfast bar with single radiator below, uPVC double glazed door to the side.

FIRST FLOOR

LANDING

6'5 x 7'1 (1.96m x 2.16m)

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

BEDROOM ONE

9'11 x 11'5 (3.02m x 3.48m)

Mirror fronted sliding wardrobes, uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM TWO

8'7 x 12'1 (2.62m x 3.68m)

uPVC double glazed window to the front aspect, built-in storage cupboard, fitted carpet, single radiator.

BEDROOM THREE

7'9 x 7'11 (2.36m x 2.41m)

Built-in bed frame with storage cupboard over, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

FAMILY BATHROOM/WC

6'6 x 8'3 (1.98m x 2.51m)

A good size family bathroom which incorporates a four piece suite and chrome fittings comprising: panelled bath with dual taps, corner shower cubicle, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, extractor fan, double radiator.

EXTERNALLY

The property occupies a pleasant position on Goathland Drive in a popular part of Seaton Carew, with an open plan, part lawned front garden and planted border. A paved driveway provides useful off street parking and continues alongside the property to the garage. The spacious enclosed rear garden features lawn, patio area, part planted border and fenced boundaries, with useful timber storage shed included.

GARAGE

9'7 x 18'10 (2.92m x 5.74m)

Accessed via an up and over door to the front, personal door from the rear garden, lighting and 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.



Hall

6'0" x 4'0"

1.85 x 1.24 m

Lounge

13'5" x 15'5"

4.09 x 4.72 m

Kitchen

13'9" x 8'4" narrowing to 6'

4.19m x 2.54m narrowing to 1.83m

Dining Room

7'11" x 13'7"

2.43 x 4.16 m

Ground Floor Building 1

Bedroom Three

7'9" x 7'11"

2.37 x 2.41 m

Bedroom Two

8'7" x 12'1"

2.63 x 3.71 m

Bedroom One

9'11" x 11'5"

3.04 x 3.48 m

Bathroom

6'6" x 8'3"

2.00 x 2.52 m

Landing

6'5" x 7'1"

1.97 x 2.17 m

Floor 1 Building 1

Garage

9'7" x 18'10"

2.94 x 5.75 m

Ground Floor Building 2

Approximate total area⁽¹⁾

1014 ft²

94.2 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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	77
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.

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