



A modern semi-detached property offering well presented accommodation spread over three floors, with **THREE DOUBLE BEDROOMS**, modern kitchen, bathroom and en-suite shower room. The home occupies a pleasant position on the development, with double drive and **SOUTH FACING REAR GARDEN**. An ideal purchase for a first time buyer or young family, with further benefits including gas central heating and uPVC double glazing. The internal layout and features comprise: entrance porch, through to the lounge with an inner hall incorporating stairs to the first floor and access to a useful guest cloakroom/WC, the full width kitchen/diner is fitted with a range of units to base and wall level with built-in oven, hob and extractor. To the first floor are two good size bedrooms and the central family bathroom/WC which is fitted with a three piece white suite and chrome fittings. To the second floor is the master bedroom with built-in wardrobe and en-suite shower room. Externally is a low maintenance front with double width driveway, whilst a gate to the side of the property leads through to the enclosed rear garden with artificial turf and external bar. Vickers Lane is situated in a popular part of Seaton Carew, close to the seafront. **VIEWING RECOMMENDED.**

**Vickers Lane, Hartlepool, TS25 2DN**

**3 Bedroom - House - Semi-Detached**

**£160,000**

**EPC Rating: B**

**Tenure: Freehold**

**Council Tax Band: C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



**Vickers Lane, Hartlepool, TS25 2DN**



## **GROUND FLOOR**

### **ENTRANCE PORCH**

Accessed via double glazed entrance door, fitted with modern laminate flooring, single radiator, door through to:

### **FRONT LOUNGE**

**11'9 x 14'8 (3.58m x 4.47m)**

A good size lounge with matching laminate flooring, uPVC double glazed window to the front aspect, useful under stairs storage cupboard, wall mounted television point, double radiator.

### **INNER HALL**

Matching laminate flooring, spindled staircase to the first floor with fitted carpet, access to kitchen and guest cloakroom/WC.

### **GUEST CLOAKROOM/WC**

**4'3 x 3'9 (1.30m x 1.14m)**

Fitted with a two piece white suite comprising: wall mounted wash hand basin with chrome dual taps and tiled splashback, low level WC, matching laminate flooring, extractor fan, single radiator.

### **KITCHEN/DINER**

**11'10 x 7'10 (3.61m x 2.39m)**

Fitted with a modern 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 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, attractive tiling to splashback, integrated fridge/freezer, recess for washing machine, modern laminate flooring, uPVC double glazed window to the rear aspect, concealed gas central heating boiler, uPVC double glazed French doors to the rear garden, double radiator.

## **FIRST FLOOR**

### **LANDING**

Fitted carpet, single radiator, staircase giving access to the second floor.

### **BEDROOM TWO**

**11'10 x 8'9 (3.61m x 2.67m)**

Two uPVC double glazed windows to the front aspect, fitted carpet, single radiator.

### **BEDROOM THREE**

**11'10 x 7'10 (3.61m x 2.39m)**

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

### **FAMILY BATHROOM/WC**

**5'6 x 7'11 (1.68m x 2.41m)**

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiled splashback, 'tile' effect vinyl flooring, extractor fan, uPVC double glazed frosted window to the side aspect, single radiator.

## **SECOND FLOOR**

### **LANDING**

Built-in storage cupboard, access to the master bedroom.

### **BEDROOM ONE**

**8'6 x 16'9 (2.59m x 5.11m)**

A good size master bedroom with uPVC double glazed 'dormer' style window to the front aspect, bespoke wardrobes, fitted carpet, single radiator, access to:

### **EN-SUITE SHOWER ROOM/WC**

**11'2 x 5' (3.40m x 1.52m)**

Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, glass panelled door and chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, being full height to shower level, extractor fan, double glazed 'Velux' style window, double radiator.





Vickers Lane, Hartlepool, TS25 2DN



#### EXTERNALLY

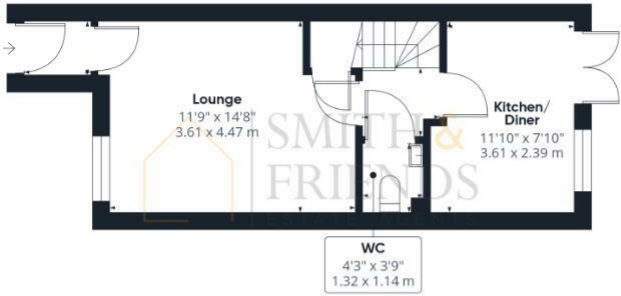
The property features a low maintenance front, with a double drive allowing useful off street parking. A gate to the side leads through to the south facing rear garden which should, again, prove to be low maintenance with patio, artificial turf, fenced boundaries and bar included.

#### 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.



[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)



Approximate total area<sup>(1)</sup>  
855 ft<sup>2</sup>  
79.5 m<sup>2</sup>  
Reduced headroom  
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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. We 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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 94                      |
| (81-91) B                                   | 83      |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |