



Station Lane, Seaton Carew, TS25 1DX  
3 Bed - House - Terraced  
£175,000

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## Station Lane Seaton Carew, TS25 1DX

An extremely spacious dormer style property offering EXTENDED, well proportioned and versatile accommodation with THREE DOUBLE BEDROOMS, THREE RECEPTION ROOMS, modern ground floor shower and additional first floor bathroom. An ideal purchase for family requirements, with an internal viewing highly recommended to appreciate the space on offer. This rarely available home further benefits from gas central heating, uPVC double glazing, burglar alarm system, off street parking, integral garage and southerly aspect rear garden. Well kept throughout and with a layout that briefly comprises: entrance porch through to an inviting entrance hall with stairs to the first floor and access to a useful recently upgraded ground floor shower room. A useful study/sitting room is located to the front of the property, whilst the inner lounge is generous in size and links to the dining room. The kitchen is fitted with units to base and wall level with matching units to the utility area incorporating an integral door to the garage. To the first floor are three generous bedrooms, the master measuring approximately 24ft in the length, they are served by the family bathroom which features a three piece suite. Externally is a low maintenance front garden with a driveway providing ample off street parking, whilst leading to the integral garage with remote controlled roller door. The southerly aspect rear garden should prove to be a suntrap in the summer months with lawn and decked areas. Station Lane is well positioned in a popular part of Seaton Carew close to the seafront. AN EARLY VIEWING COMES HIGHLY RECOMMENDED.











#### **ENTRANCE PORCH 7' x 3'2 (2.13m x 0.97m)**

uPVC double glazed entrance door with matching uPVC double glazed side screen, two uPVC double glazed windows, tiled flooring, door to entrance hall.

#### **HALLWAY 13'5 x 7'6 max measurement (4.09m x 2.29m max measurement)**

An inviting entrance hall which incorporates stairs to the first floor with a useful under stairs storage cupboard, fitted carpet, single radiator, access to:

#### **STUDY/SITTING ROOM 12'11 x 8'2 (3.94m x 2.49m)**

Offering a variety of uses and enjoying a high degree of natural light with uPVC double glazed window to the front aspect, fitted carpet, coved ceiling, single radiator, glazed screen into lounge.

#### **LOUNGE 21'11 x 12'2 (6.68m x 3.71m)**

An extremely spacious family lounge offering an enviable place to entertain family and friends with an attractive marble fire surround, fitted carpet, coved ceiling, access to dining room.

#### **DINING ROOM 9'11 x 9' (3.02m x 2.74m)**

Ideally situated off the kitchen, whilst incorporating a uPVC double glazed French door to the rear garden with matching side screen, uPVC double glazed window to the side aspect, fitted carpet, coved ceiling, double radiator.

#### **KITCHEN 11'5 into bay x 7' (3.48m into bay x 2.13m)**

Fitted with a range of units to base and wall level with complementing roll-top work surfaces incorporating an inset single drainer ceramic sink unit with mixer tap, tiling to splashback, recess for cooker, uPVC double glazed window enjoying views of the garden, 'tile' effect vinyl flooring, double radiator, access to:

#### **UTILITY/BREAKFAST AREA 9'5 x 6'7 (2.87m x 2.01m)**

Fitted with a range of matching units to eye level with complementing work surface and space below for two appliances, door to the rear garden, uPVC double glazed integral door to the garage, pull out breakfast bar area, 'tile' effect vinyl flooring.

#### **GROUND FLOOR SHOWER ROOM/WC 7'1 x 5'10 (2.16m x 1.78m)**

Recently upgraded with a beautiful three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled doors and chrome shower, inset wash hand basin with chrome mixer tap and vanity drawers below, low level WC, attractive panelling to walls, uPVC double glazed window to the front aspect, shaver point, double radiator.

#### **FIRST FLOOR: LANDING**

Fitted carpet, useful storage cupboard, access to:

#### **BEDROOM 1 24'2 x 10'11 narrowing to 6'8 into window (7.37m x 3.33m narrowing to 2.03m into window)**

An extremely spacious master bedroom which enjoys a high degree of natural light with uPVC double glazed 'dormer' style window to the front aspect, additional uPVC double glazed window to the rear aspect, fitted wardrobes with matching drawers, bed recess and overhead storage space, additional wardrobes to adjacent wall with matching drawers, fitted carpet, coving to ceiling, two central heating radiators.

#### **BEDROOM 2 20'10 x 11'10 narrowing to 6'6 (6.35m x 3.61m narrowing to 1.98m)**

A generous second bedroom which, again, offers a high degree of natural light with a large uPVC double glazed window to the front aspect and additional uPVC double glazed window to the rear, fitted carpet, coving to ceiling, single radiator.

#### **BEDROOM 3 11'2 x 11'1 (3.40m x 3.38m)**

Fitted wardrobes incorporating hanging rails, drawers and shelving, uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

#### **FIRST FLOOR BATHROOM/WC 8'6 x 6'2 (2.59m x 1.88m)**

Fitted with a three piece white suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, heated towel radiator, uPVC double glazed window to the front aspect.

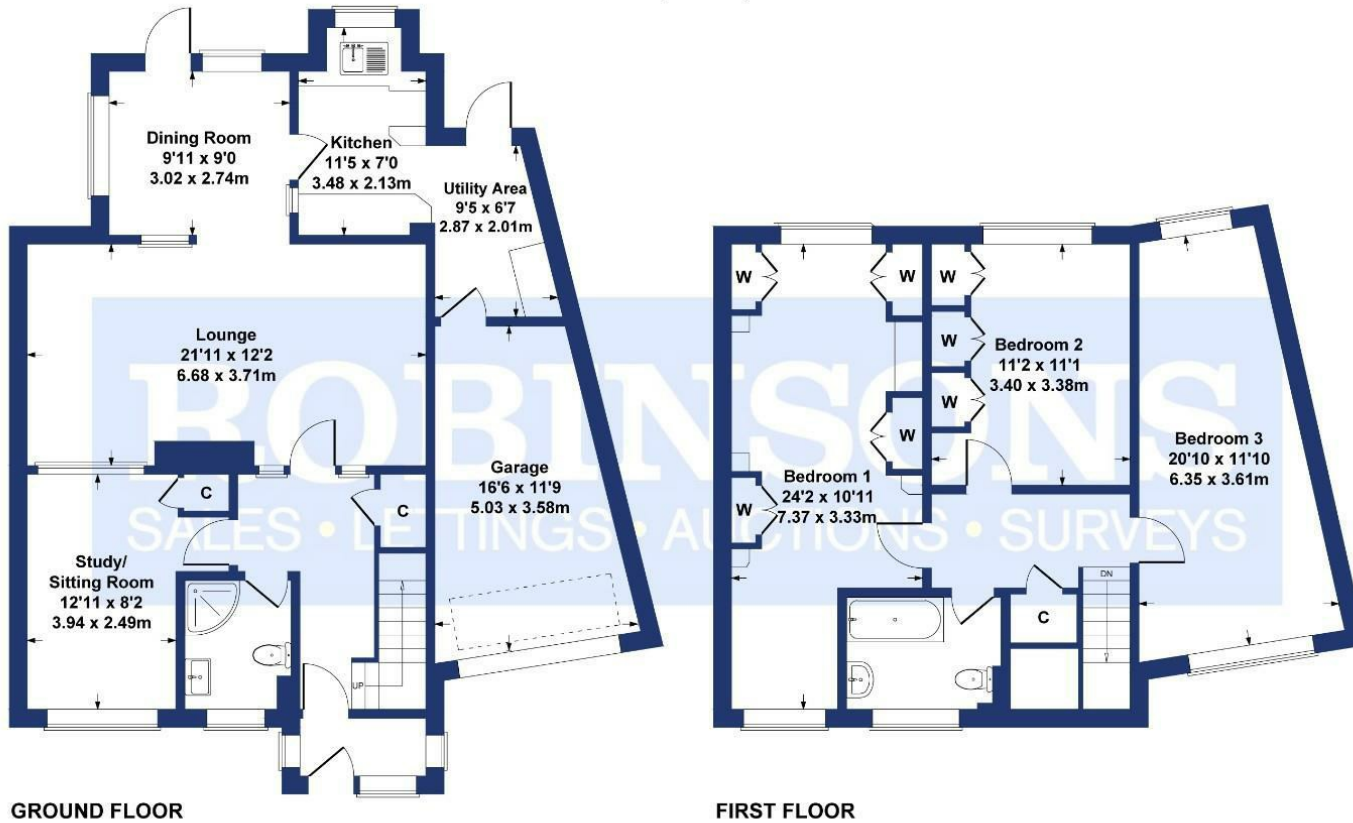
#### **OUTSIDE**

The property occupies a pleasant set back position on Station Lane in a popular part of Seaton Carew, with a part lawned front garden and generous block paved driveway affording ample off street parking, whilst leading to the integral garage. The enclosed rear garden enjoys a southerly aspect and should prove to be a suntrap in the summer months, with decked patio area, lawn, planted borders and useful potting shed included.

#### **INTEGRAL GARAGE 16'6 x 11'9 narrowing to 7'7 (5.03m x 3.58m narrowing to 2.31m)**

Accessed via a recently upgraded remote controlled roller shutter door to the front, uPVC double glazed integral door from the utility, electric light, power points.

**Station Lane**  
 Approximate Gross Internal Area  
 1775 sq ft - 164 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		67	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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