



*** VIEWING RECOMMENDED *** An impressive three bedroom semi detached property located in a popular part of Seaton Carew close to the seafront. The home offers well presented and extended accommodation, ideal for a variety of buyers, with modern kitchen and upgraded bathroom, a generous conservatory/garden room extension to the rear offers use as an additional sitting room, whilst further benefits include gas central heating and uPVC double glazing. The internal layout comprises: entrance porch through to a spacious lounge incorporating stairs to the first floor and including an attractive feature fire surround with electric fire. The kitchen/dining room features units to base and wall level and includes a built-in oven, grill, hob and extractor with integrated fridge, freezer and washing machine. The conservatory/garden room is currently used as a sitting room and offers a pleasant transition between the home and garden via French doors. To the first floor are three bedrooms, the master with built-in wardrobes, they are served by the modern family bathroom which incorporates a three piece suite and chrome fittings. Externally are gardens to the front and rear with a driveway running alongside the property providing useful off street parking. The enclosed rear garden enjoys a good degree of privacy with lawn, paved and decked areas. A custom bar is included, making the rear garden an ideal place to entertain family and friends.

Lithgo Close, Seaton Carew, TS25 1XF
3 Bed - House - Semi-Detached
£142,950

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GROUND FLOOR

ENTRANCE PORCH

Accessed via upVC double glazed entrance door, upVC double glazed windows, modern 'oak' style laminate flooring, radiator with cover included, door to lounge.



LOUNGE

14'6 x 13'10 (4.42m x 4.22m)

A generous family lounge which features an attractive feature fire surround with chrome 'coal' effect electric fire, upVC double glazed window to the front aspect, modern 'oak' style laminate flooring, fitted wall lights, coving to ceiling, television point, two radiators with covers included, spindled staircase to the first floor with newel post.



KITCHEN/DINER

14'8 x 10'6 (4.47m x 3.20m)

Fitted with a modern range of cream 'shaker' style units to base and wall level with contrasting roll-top work surfaces incorporating an inset one and a half bowl single drainer ceramic sink unit with mixer tap, built-in electric oven, grill and separate hob with illuminated three speed extractor hood over, brushed stainless steel splashback, integrated fridge and freezer, integrated washing machine, downlighting to eye level unit, four drawer unit to base level, upVC double glazed window to the rear aspect, useful under stairs storage cupboard, coving to ceiling, radiator with cover included, double doors to conservatory/garden room extension.



CONSERVATORY/GARDEN ROOM

11'8 x 11' (3.56m x 3.35m)

Currently used as an additional sitting room and offering a pleasant transition between the home and garden with upVC double glazed French doors, upVC double glazed windows, modern laminate flooring, double radiator.



FIRST FLOOR

LANDING

upVC double glazed window to the side aspect, fitted carpet, inset spotighting to ceiling, convector radiator.



BEDROOM 1

13'6 x 8'4 (4.11m x 2.54m)

A good sized master bedroom which benefits from wall to wall fitted wardrobes with sliding doors, hanging rails and shelving, upVC double glazed window to the front aspect, fitted carpet, radiator with cover included.

BEDROOM 2

9'4 x 8'4 (2.84m x 2.54m)

upVC double glazed window to the rear aspect, modern laminate flooring, convector radiator.

BEDROOM 3

7'6 x 6' (2.29m x 1.83m)

uPVC double glazed window to the front aspect, over stairs storage cupboard/wardrobe, fitted carpet, radiator with cover included.

BATHROOM/WC

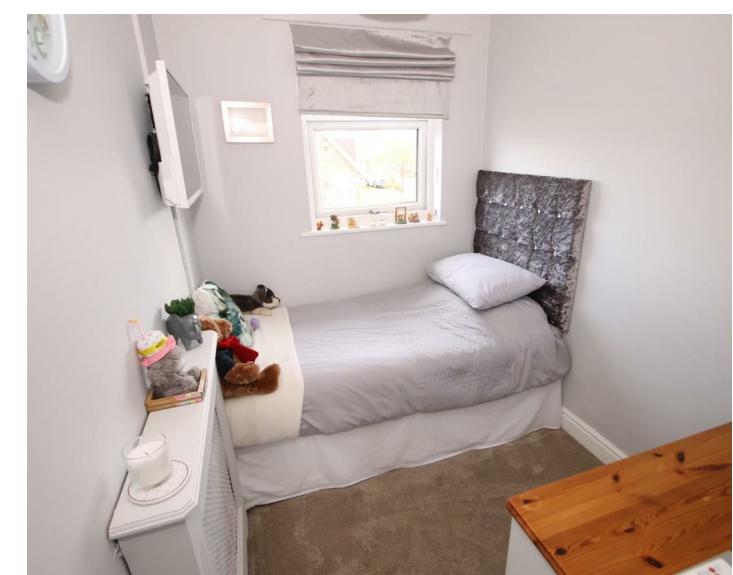
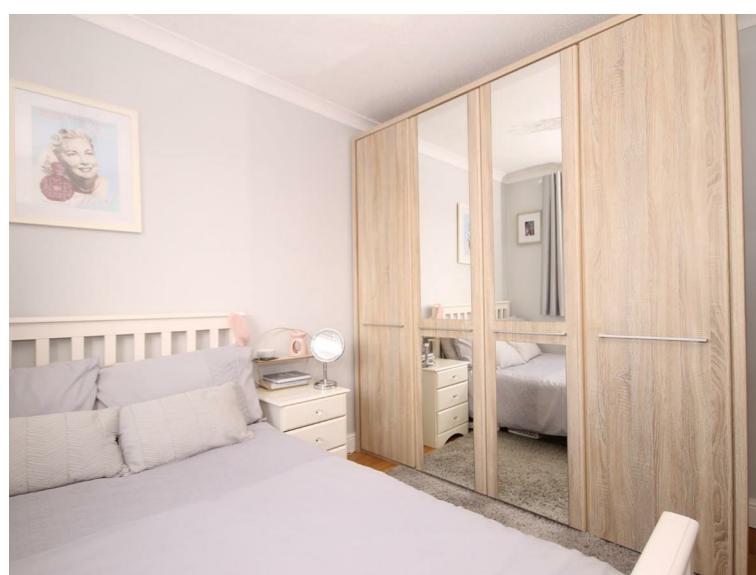
6'1 x 6'1 (1.85m x 1.85m)

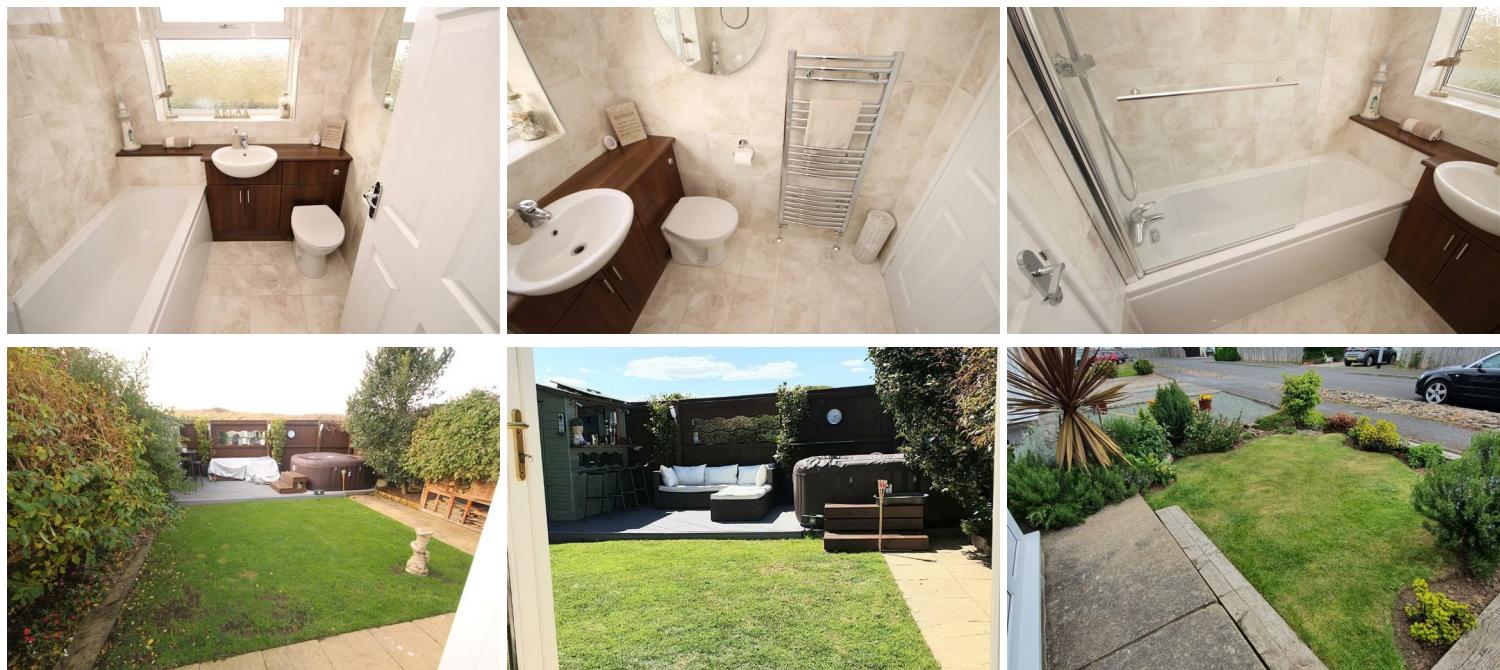
Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and chrome shower over, protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiling to walls and flooring, chrome heated towel radiator, uPVC double glazed window to the rear aspect.

OUTSIDE

The property features a well stocked front garden, with a paved driveway running alongside the property providing useful off street parking. A gate to the side leads through to the enclosed rear garden which offers a high degree of privacy and incorporates lawn, decked and paved patio areas. A timber shed converted into a custom bar is included in the asking price and offers an ideal place to entertain family and friends.







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Lithgo Close

Approximate Gross Internal Area
900 sq ft - 84 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. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B	73	88
(81-90) C	C		
(55-64) D	D		
(39-54) E	E		
(21-38) F	F		
(1-20) G	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	A	72	88
(81-90) B	B		
(55-64) C	C		
(39-54) D	D		
(21-38) E	E		
(1-20) F	F		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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