



Elizabeth Way, Seaton Carew, TS25 2AD
3 Bed - House - Semi-Detached
£126,950

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**** EXTENDED ACCOMMODATION ** NO CHAIN INVOLVED **** An excellent three bedroom semi detached house which had been used as a four bedroom home. It is located in the highly regarded Seaton Carew area in Hartlepool and has local shopping facilities and schools close by. This home has been altered and extended to create a spacious family home which could be easily converted back to a four bedroom property as the master bedroom used to be two separate rooms. It is warmed by gas central heating via a new combination boiler which was installed in April 2019 and has uPVC double glazing. The floor plan briefly comprises: entrance hall with staircase to first floor, spacious lounge/dining room with 'traditional' style fire surround and flicker flame electric fire, good sized kitchen extension which has modern 'shaker' style units and includes a built-in oven, hob and extractor, plus an integrated fridge and freezer and to complete the ground floor accommodation is a bathroom/WC which has a white suite with modern PVC panelling to walls. Located to the first floor are three bedrooms, with the master bedroom being originally two rooms and has mirror fronted sliding wardrobes. Externally are easily managed gardens to front and rear, with a long driveway to the side of the property providing ample off street car parking. This home is in need of updating to bring it up to the latest of modern day standards and has been priced accordingly. Fitted carpets and blinds are included in the asking price. Internal viewing comes highly recommended to fully appreciate the potential of this home.



GROUND FLOOR

ENLARGED ENTRANCE HALL

uPVC double glazed entrance door, staircase to first floor.

SPACIOUS LOUNGE/DINING ROOM

21'1 x 10'10 overall (6.43m x 3.30m overall)

'Traditional' style fire surround with conglomerate marble hearth and upstand area, flicker flame electric fire.

KITCHEN/BREAKFAST ROOM EXTENSION

7'11 x 14'11 overall (2.41m x 4.55m overall)

Well fitted with modern 'shaker' style base, wall and drawer units with chrome rod handles, 'butchers block' style working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in electric oven below, brushed stainless steel to splashback with matching 'chimney' style canopy housing illuminated recirculating fan above, integrated fridge and freezer, fitted breakfast bar, cupboard housing wall mounted Ideal Logic gas combination boiler which was installed in April 2019, uPVC double glazed door to rear garden.

BATHROOM/WC

10'2 x 5'7 (3.10m x 1.70m)

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, 'vanity' style sink unit with mixer tap, white 'gloss' style storage cupboard below, close coupled WC, modern PVC panelling to walls.

FIRST FLOOR

LANDING

Hatch to loft space.

BEDROOM 1 (front)

11'6 x 16'8 into robe depth, max dimensions (3.51m x 5.08m into robe depth, max dimensions)

This originally was two separate bedrooms and could be converted back at no great cost, fitted mirror fronted sliding wardrobes to one wall.

BEDROOM 2 (rear)

9'11 x 10'1 overall (3.02m x 3.07m overall)

Built-in storage cupboard.

BEDROOM 3 (rear)

6'11 x 6'4 overall (2.11m x 1.93m overall)

OUTSIDE

The front garden is enclosed by a brick boundary wall and has a lawned area with planted flower borders. A long driveway provides ample off street car parking, with the rear garden offering possible garage space, subject to the usual consents. The enclosed rear garden is of low maintenance and has a lawn and patio area. This garden also enjoys a high degree of privacy as it is not directly overlooked.

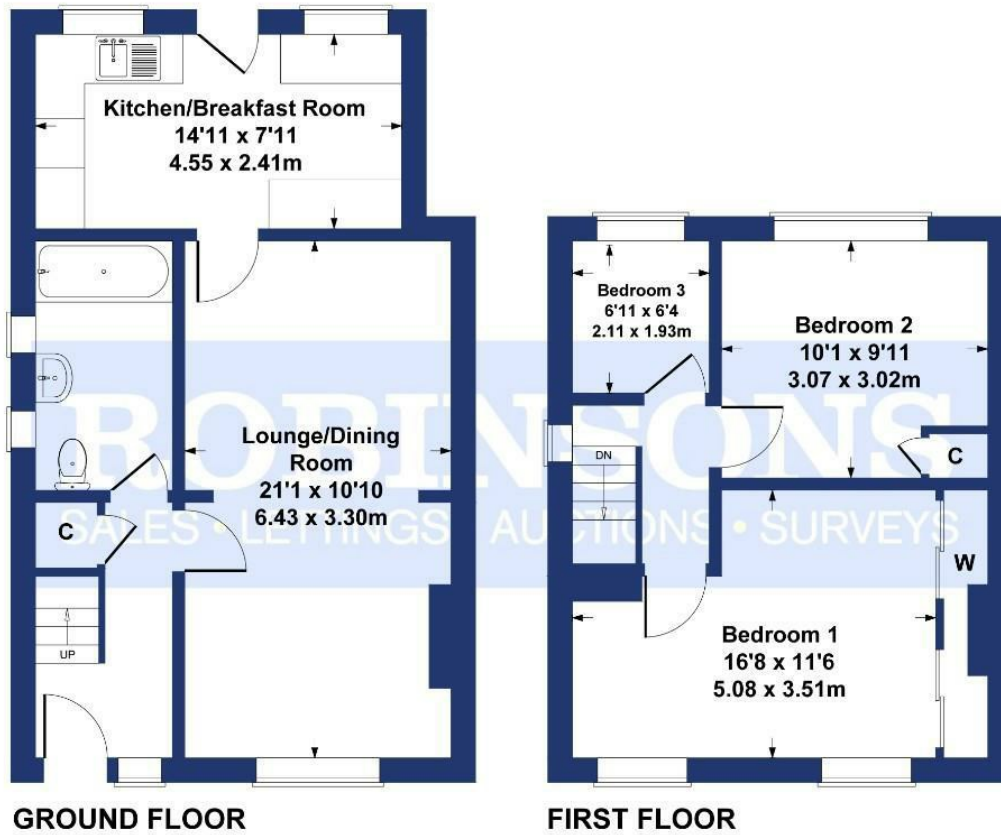






Elizabeth Way Hartlepool

Approximate Gross Internal Area
839 sq ft - 78 sq m



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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-94) A			(91-94) A		
(81-90) B			(81-90) B		
(61-80) C			(61-80) C		
(51-60) D			(51-60) D		
(31-50) E			(31-50) E		
(21-30) F			(21-30) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	87	England & Wales	EU Directive 2002/91/EC	72

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