



### 3 bed semi-detached house to buy in TS25

Station Lane, Seaton Carew, Hartlepool, TS25 1AX

# £95,000

 x 3  x 3

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ 3 Bedroom semi Detached
- ✓ Loft Room (Possible 4th Bedroom)
- ✓ Lounge, Dining Room and Rear
- ✓ Sea Views Over Seaton Carew
- ✓ EPC Rating E

## Key Information

- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Arrange a viewing

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Senior Manager  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\* STUNNING SEASIDE VIEWS WITHIN A STONES THROW FROM THE BEACH.....VIEWING ESSENTIAL \*\*\*

Keith Pattinson Estate Agents are delighted to offer to the market this three bedroom semi detached family home on Station Lane, Seaton Carew. Located within 100 meters of the beautiful Seaton Carew beach to the east and over looking the Seaton park to the south, this property offers a very charming outlook.

This property also benefits from being in close proximity to transport links and local amenities and with an under 10 minute drive to Hartlepool town centre and half a mile from the nearest train station.

In brief this property floorplan comprises; entrance porch and hallway, lounge with sea view, snug/dining room, kitchen and conservatory to the ground floor.

To the first floor you will find, three generous sized bedrooms, a family bathroom/WC and loft stairs leading to the loft room space. Externally the property offers a private rear yard, allocated parking and parking to the rear.

For viewings or any enquiries please call Pattinson's on 0191 563 4084

Tenure: Freehold

Price: £95,000

Property Type: Semi-detached house

Parking: Allocated

Heating: Gas

## External Front

Freshly rendered front facade with small fenced yard well maintained



## Entrance Porch

uPVC double glazed entrance door with attractive centre panel, laminate flooring, glazed 'Georgian' style door to:



## Entrance Hallway

Staircase to first floor, under stairs storage cupboard, convector radiator, single radiator, laminate flooring.



## Lounge

3.80m x 4.10m (12'5" x 13'5")

Panelled bay with uPVC double glazed windows, two convector radiators, tiled hearth with fitted gas fire, deep coving, ornate ceiling rose.



## Second Reception Room

4.00m x 3.30m (13'1" x 10'9")

'Traditional' style fire surround with tiled hearth, uPVC double glazed window, single radiator, picture rail, laminate flooring, built-in storage cupboard to alcove.



## Kitchen

4.50m x 2.10m (14'9" x 6'10")

Fitted with a range of base and wall units with working surfaces incorporating single drainer stainless steel sink unit with mixer tap, space for appliances with gas cooker point and plumbing for automatic washing machine (machines excluded), tiling to splashback, two uPVC double glazed windows, convector radiator, glazed 'Georgian' style door to:



## Rear Porch

Fitted 'oak' style working surface, two double glazed windows in wooden frames, part glazed door to rear garden.



## 1ST FLOOR:

### 1st Landing

with access to the family bathroom via 2 small steps



### Family Bathroom

4.50m x 2.10m (14'9" x 6'10")

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, wall mounted Ideal Logic gas fired combination boiler which was installed in May 2017, uPVC double glazed opaque window, single radiator.



### 2nd Landing

Dado rail, access to LOFT SPACE which has been boarded and suitable for storage purposes only, Velux double glazed roof light, laminate flooring.



## Bedroom One

4.00m x 3.20m (13'1" x 10'5")

uPVC double glazed window, single radiator, picture rail, deep coving to ceiling.



## Bedroom Two

4.00m x 3.40m (13'1" x 11'1")

Decorative fire surround, uPVC double glazed window, single radiator.



## Bedroom Three

2.90m x 2.00m (9'6" x 6'6")

uPVC double glazed window, single radiator.



## Loft Room / Spare Room

with a double glazed velux style window, power sockets and insulated this spare room is a great size with eves storage but has also been split down the middle with door way access for extra storage.



## External Rear

To the rear of the property is a 'courtyard' style yard which has gated access to rear.



## Location

Located within 100 meters of Seaton Carew beach and Seaton Park.

Traditional seaside experience - a fabulous beach, arcades, fish and chips, restaurants and ice-cream.

Access to Hartlepool Marina, Other sandy beach stretches over one mile in each direction from the resort centre.

Seaton Carew Golf Club, one of the first 50 golf courses built in the world.

Nature lovers can journey onto Seal Sands, home to common and grey seals and hundreds of species of migratory birds.

Plus a number of great primary and secondary schools within a couple miles radius.



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## Sea and Beach View

Took from outside the property, Beach, coastline, sea and the main promenade approx 100m away.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Station Lane, Seaton Carew, Hartlepool, TS25 1AX

Contact your local branch today for more information on this property:

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk**

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