

# LINGDALE DRIVE, SEATON CAREW, HARTLEPOOL, TS25 2AJ



- ▲ Fabulous Extended Five Bedroom Semi Detached House
- ▲ Excellent Family Sized Living Space
- ▲ Southerly Facing Rear Garden Not Directly Overlooked to the Rear
- ▲ Fantastically Presented Throughout
- ▲ Modern Kitchen, Lounge, Sitting Room & Dining Room
- ▲ Utility Room & Downstairs WC
- ▲ Low Maintenance Rear Garden
- ▲ Off-Street Parking on Large Driveway
- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazing

**£255,000**

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This beautifully presented five bedroom semi-detached house is perfect if you are in the market for a family sized home in a well-regarded area.

The home features stacks of features including a southerly facing landscaped rear garden that is not directly overlooked to the rear, three reception rooms, large double width driveway, gas central heating with combi boiler, UPVC double glazing and modern fixtures and fittings throughout to name a few.

The home comprises generous entrance hall, 18ft lounge, dining room, rear sitting room, kitchen with modern range of units, utility room and downstairs WC. The first floor has a landing, good sized bedrooms all with fitted wardrobes and bathroom with modern suite.

#### **GROUND FLOOR**

**ENTRANCE HALL** - Spacious entrance hall with composite entrance door with glass inlay, woodgrain effect laminate flooring, staircase to the first floor with oak topped banister and radiator.

#### **LOUNGE - 2.7m x 3.7m (max) (8'10" x 12'2" (max))**

A spacious lounge with radiator and living flame gas fire with oak surround and marble hearth.

#### **DINING AREA - 3.1m x 1.75m (10'2" x 5'9")**

With woodgrain effect laminate flooring.

#### **SITTING AREA - 4.98m x 2.1m (16'4" x 6'11")**

An extended part of the property creating further living space and featuring woodgrain effect laminate flooring, radiator and UPVC French doors to the southerly facing rear garden.

#### **KITCHEN/BREAKFAST ROOM - 3.94m (12'11") x 2.41m (7'11") plus 2.6m (8'6") x 2.13m (7')**

Fitted with a range of shaker design wall, drawer, and floor units with complementary oak worktops and breakfast bar, slot in range cooker with brick slip splashback and brushed steel electric extractor fan over with glass inlay, space for fridge freezer, stainless steel sink with mixer tap and oak drainer, woodgrain effect laminate flooring, UPVC double glazed door with perfect fit blinds to the southerly facing rear garden, radiator and brick slip walls.

**TO VIEW:** Tel: 01642 955140

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### **UTILITY AREA - 2.13m x 1.3m (7' x 4'3")**

With pine effect wall units, oak worktop, plumbing for washing machine and dryer, wall mounted combination boiler and woodgrain effect laminate flooring.

**CLOAKROOM/WC** - Fitted with a white two-piece suite comprising vanity unit with wash hand basin and mixer tap, dual flush WC, woodgrain effect laminate flooring and electric extractor fan.

### **FIRST FLOOR**

**LANDING** - With storage cupboard and access to the part boarded loft via dropdown ladder.

### **BEDROOM ONE - 3.9m x 3.48m (12'10" x 11'5")**

With radiator and built-in fitted wardrobe with mirrored sliding door.

### **BEDROOM TWO - 3.5m x 3m (11'6" x 9'10")**

With radiator and built-in fitted wardrobe with mirrored sliding door.

### **BEDROOM THREE - 3.96m x 2.13m (13' x 7')**

With radiator and built-in fitted wardrobe with mirrored sliding door.

### **BEDROOM FOUR - 2.62m x 2.13m (8'7" x 7')**

With radiator and built-in fitted wardrobe with mirrored sliding door.

### **BEDROOM FIVE - 2.72m x 2.08m (8'11" x 6'10")**

With radiator and built-in fitted wardrobe with mirrored sliding door.

### **FAMILY BATHROOM - 2.57m x 2.1m (8'5" x 6'11")**

Fitted with a modern three-piece suite comprising panelled bath with shower over, glass shower screen and mixer tap, vanity unit with wash hand basin and mixer tap, dual flush WC, panelled walls, part tiled walls, and electric extractor fan.

### **EXTERNALLY**

**PARKING & GARDEN** - Externally there is a large double width Indian flagstone driveway with access to the storage area at the front of the garage with roller door, power supply and light. Side gated access leads to the low maintenance southerly facing rear garden with block paved patio area and pathways, astro turf, raised sleeper beds, outside tap and power.

**AGENTS REF:** - MH/LS/BIL250606/17122025

**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Billingham office on

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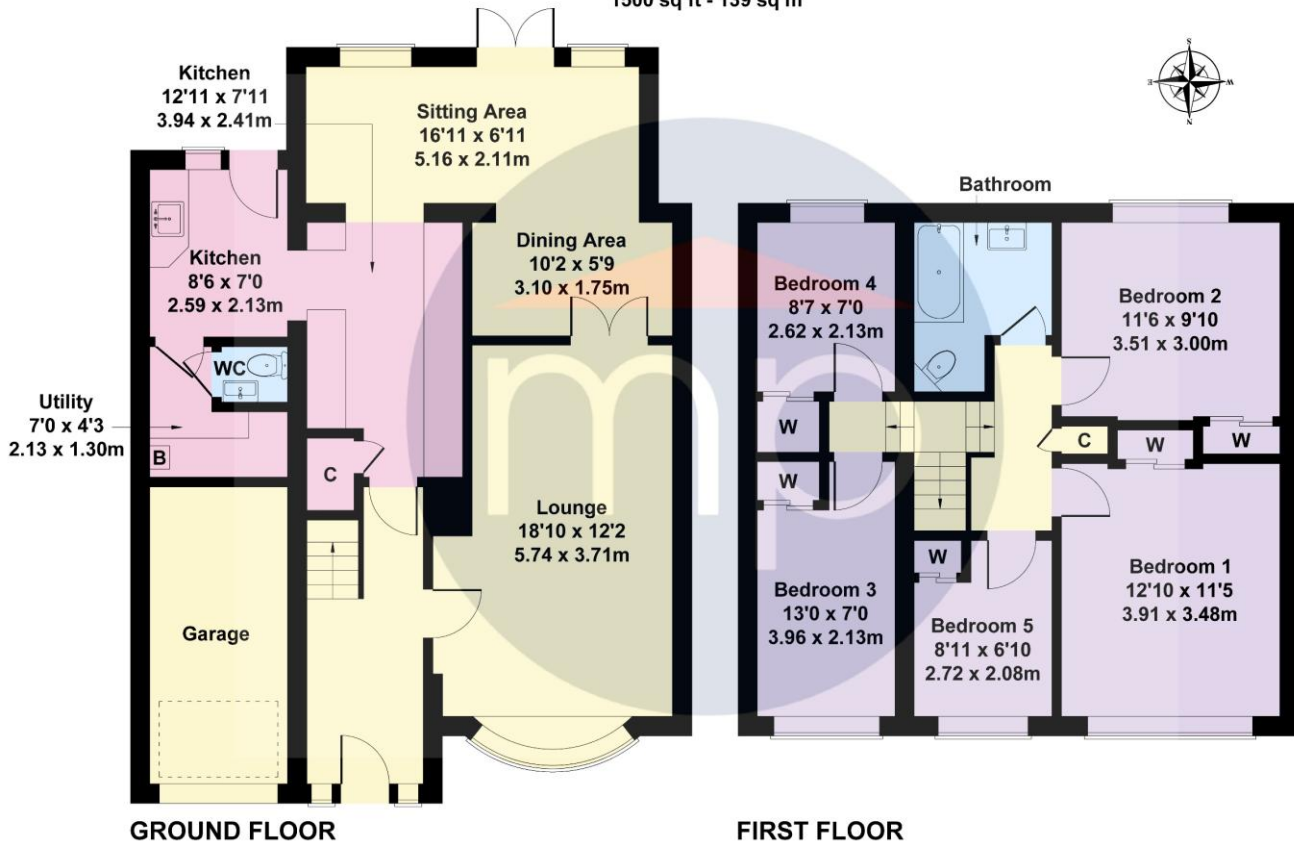


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### Lingdale Drive

Approximate Gross Internal Area  
1500 sq ft - 139 sq m



Not to Scale. Produced by The Plan Portal 2025  
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