

Brigandine Close, Seaton Carew, Hartlepool, TS25 1ES
4 Bed - House - Detached
£250,000

Council Tax Band: D
EPC Rating: D
Tenure: Freehold

SMITH & FRIENDS
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Brigandine Close, Seaton Carew, TS25 1ES

** VIEWING RECOMMENDED ** CHAIN FREE ** EXTENDED FOUR BEDROOM ACCOMMODATION ** A most impressive four bedroom detached property positioned on a favourable corner plot within this popular Seaton Carew development. The accommodation comprises of: entrance hallway, lounge with bay window, dining room and conservatory. The well fitted kitchen has a range of integrated appliances, a useful utility and downstairs toilet complete the ground floor. To the first floor are four bedrooms (three with built-in wardrobes and the master also with an en-suite) and a four piece white and chrome family bathroom. Externally, the property is positioned on a favourable corner plot, with the enclosed rear garden affording a good degree of privacy. The garden is mainly laid to lawn with well stocked borders and a sunny paved patio area. The open plan front garden is laid to lawn with driveway, extra parking and single garage (garage has power, lighting and radiator).

GROUND FLOOR

ENTRANCE HALLWAY
6' x 15'5 (1.83m x 4.70m)
uPVC double glazed glass panelled door, radiator, spindle staircase to first floor landing, understairs storage cupboard.

LOUNGE
11'2 x 17'4 (3.40m x 5.28m)
uPVC double glazed bay window to front, living flame 'coal' effect gas fire with modern surround, radiator.

DINING ROOM
8'6 x 11' (2.59m x 3.35m)
Accessed from the kitchen; radiator, opening into the conservatory.

CONSERVATORY
7'10 x 8'9 (2.39m x 2.67m)
uPVC and brick construction with uPVC double glazed glass panelled door opening onto the rear patio.

KITCHEN
10' x 10'8 (3.05m x 3.25m)
Fitted with a range of wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, plumbing for dishwasher, integrated fridge and freezer, uPVC double glazed window to rear, large storage cupboard.

UTILITY
7'1 x 6'3 (2.16m x 1.91m)
Base and wall units with contrasting worktops, plumbing for washing machine and dryer, uPVC double glazed window to rear, uPVC double glazed glass panelled door opening onto the rear garden.

DOWNSTAIRS TOILET
4'3 x 4'3 (1.30m x 1.30m)
White and chrome suite with low level WC, wash hand basin with vanity storage, radiator, uPVC double glazed window.

FIRST FLOOR

LANDING
13'4 x 4'1 (4.06m x 1.24m)
Loft access, large airing cupboard.

BEDROOM 1 (front)
11'7 x 11'10 (3.53m x 3.61m)
uPVC double glazed window to front, built-in wardrobes, radiator.

EN-SUITE
4'10 x 4'10 (1.47m x 1.47m)
White and chrome suite comprising: double shower with wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled splashback, radiator, uPVC double glazed window.

BEDROOM 2 (rear)
10'6 x 10'7 (3.20m x 3.23m)
uPVC double glazed window to rear, built-in wardrobes, radiator.

BEDROOM 3 (front)
7'7 x 12' (2.31m x 3.66m)
uPVC double glazed window to front, built-in wardrobes, radiator.

BEDROOM 4 (rear)
6'1 x 10'1 (1.85m x 3.07m)
uPVC double glazed window to rear, radiator.

FAMILY BATHROOM
8'2 x 8'1 (2.49m x 2.46m)
White and chrome four piece bathroom suite comprising: corner shower cubicle, separate 'Jacuzzi' bath, pedestal wash hand basin and low level WC; co-ordinated tiled walls, heated chrome towel rail, uPVC double glazed window.

EXTERNALLY
Positioned on a favourable corner plot, the enclosed rear garden affords a good degree of privacy. The garden is mainly laid to lawn with well stocked borders and a sunny paved patio area. The open plan front garden is laid to lawn with driveway, extra parking and single garage.

GARAGE
7'6 x 17'8 (2.29m x 5.38m)
With power, lighting and radiator.

NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





















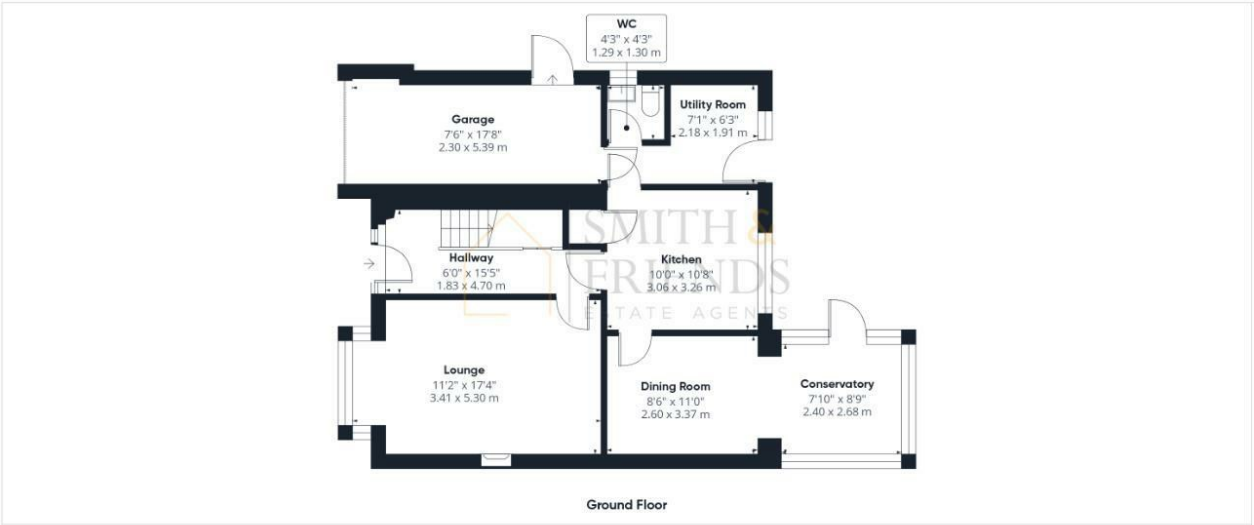

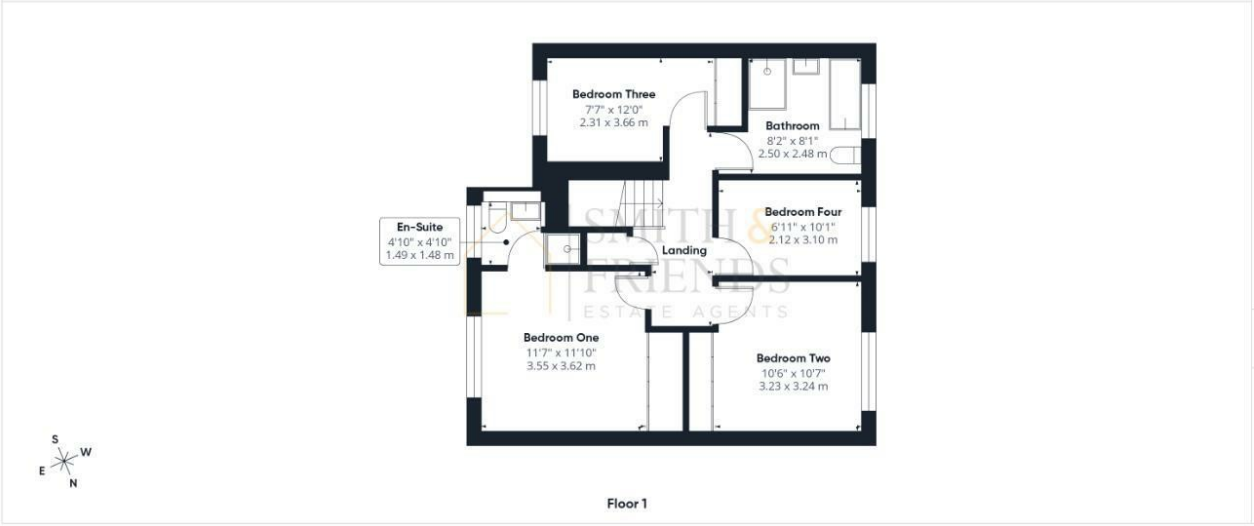

Approximate total area[1]

1389 ft²

129 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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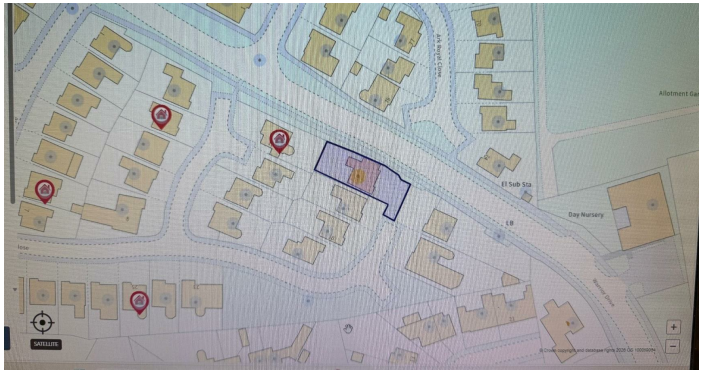

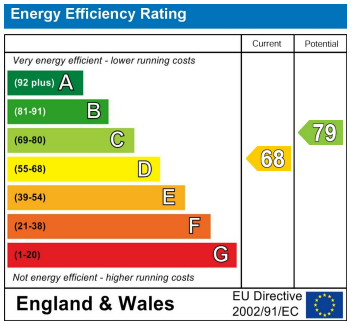

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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