



Elm Tree Park, Queen Street, Seaton Carew, TS25 1FJ  
2 Bed - Bungalow - Detached  
£72,950

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## Elm Tree Park, Queen Street Seaton Carew, TS25 1FJ

An impressive two bedroom detached park home offering well presented and recently improved accommodation, with the advantage of low maintenance gardens to four sides and secure off road parking. The accommodation features a modern kitchen and shower room, whilst further benefitting from redecoration, refitted carpets, uPVC double glazing and gas central heating via a replacement boiler (installed 19/10/19). Elm Tree Park is located in a popular part of Seaton Carew within a short distance of the seafront. The park itself features a fully licensed clubhouse and ample visitors parking. Park homes are an ideal purchase for a single person or those wishing to enjoy all the features and benefits of a conventional home with the added benefit of becoming part of a friendly, close knit community with added security and peace of mind. An ideal retirement/semi-retirement property. In brief the layout comprises: entrance hall with access through the kitchen into a pleasant lounge with attractive feature fire surround and electric fire. The kitchen/diner is fitted with units to base and wall level with further space for free standing appliances, fridge/freezer included. The hall also provides access to both bedrooms, with bedroom two benefitting from fitted wardrobes, they are served by the modern refitted shower room which incorporates a three piece suite and chrome fittings. Externally are well kept, low maintenance surrounding gardens with a driveway providing useful off street parking. To the rear are useful storage sheds which are included in the asking price.











### ENTRANCE HALL

Accessed via uPVC double glazed entrance door, fitted with modern laminate flooring, coving to ceiling, single radiator.

### LOUNGE

11'7 x 10'2 (3.53m x 3.10m)

A pleasant lounge which has been recently redecorated and features fitted carpets, whilst offering a high degree of natural light with two uPVC double glazed windows and uPVC double glazed side door, attractive feature fire surround with 'coal' effect electric fire, coving to ceiling, television point, single radiator.

### KITCHEN/DINER

12'1 x 11'7 (3.68m x 3.53m)

A generous kitchen/diner incorporating a range of units to base and wall level with contrasting roll-top work surfaces incorporating an inset single drainer sink unit with mixer tap, recess for free standing cooker, recess for washing machine, recess for free standing fridge/freezer which is included, fitted three drawer unit to base level, storage cupboard with gas central heating boiler, uPVC double glazed windows to both sides, 'tile' effect laminate flooring, single radiator.

### BEDROOM ONE

11'7 x 7'4 (3.53m x 2.24m)

Built-in shelved storage cupboard, two uPVC double glazed windows, newly fitted carpet, coving to ceiling, television point, single radiator.

### BEDROOM TWO

7'5 x 7'3 (2.26m x 2.21m)

Fitted wardrobes, newly fitted carpet, uPVC double glazed window, coving to ceiling, single radiator.

### SHOWER ROOM/WC

6' x 5'6 (1.83m x 1.68m)

Refitted with a modern three piece suite and chrome fittings comprising: shower enclosure with chrome overhead and separate attachment, inset wash hand basin with chrome mixer tap and white gloss cabinet below, low level WC, attractive PVC panelling to walls, 'tile' effect vinyl flooring, coving to ceiling, fitted extractor fan, uPVC double glazed window to the side aspect, single radiator.

### OUTSIDE

The property features well kept, low maintenance surrounding gardens with a driveway providing useful off street parking. To the rear are two useful storage sheds which are included in the asking price.

### NB

Prospective buyers must be aged 50 years or over. There is also a maintenance charge, details given to a prospective purchaser.

### LOCATION

Sea Breeze Park is brilliantly located in the quaint seaside village of Seaton Carew. The park (formerly known as Elm Tree Park), lives up to its name as it lies less than a mile from the seafront promenade. The park is home to a fully licensed clubhouse, run by park residents for residents. The clubhouse remains a popular destination for residents to socialise and engage in community activities. There are convenient bus stops, close to the park's main entrance. The bus service makes regularly scheduled trips the Hartlepool town centre, as well as other local areas. Seaton Carew is a seaside resort two miles from Hartlepool, a destination that has remained popular since the Victorian era. As a Blue Flag beach, Seaton Carew is held in high esteem, and features many attractions. From its golden-sand beaches, to its fabulous three mile long promenade, Seaton Carew's seafront has plenty to offer for people of all ages. The town of Hartlepool provides all amenities including general shopping facilities and more options for recreational activities.



## Elm Tree Park

Approximate Gross Internal Area  
583 sq ft - 54 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.

Produced by Potterplans Ltd. 2018



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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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