



Gala Close, Seaton Carew, TS25 1GA
4 Bed - House - Detached
£270,000

Council Tax Band: E
EPC Rating: C
Tenure: Freehold

An immaculately presented four bedroom detached house on the ever popular development of Warrior Park. The property has been tastefully upgraded over the years by the current owners and the versatile layout will certainly appeal to family living. It benefits from gas fired central heating and uPVC double glazing. Within easy reach of all the amenities of Seaton Carew, this property has been stylishly decorated throughout with a contemporary finish and briefly comprises: entrance hallway, cloakroom/WC, lounge with glass panelled doors through to the dining room and a modern fitted kitchen/breakfast room with a range of integrated appliances. To the first floor there are four good sized bedrooms, the master having an en suite shower room, bedrooms two and three with a 'Jack 'n' Jill' en suite, and a bathroom/WC with a three piece white suite. Externally is a private garden to the rear and to the front is a well maintained lawned garden, with a driveway leading to the integral garage. Viewing comes highly recommended to fully appreciate the high standard of accommodation on offer.





GROUND FLOOR

ENTRANCE HALL

Composite entrance door, spindle staircase to first floor landing, radiator, access to garage.

DOWNSTAIRS TOILET

Low level WC, pedestal wash hand basin, radiator.

LOUNGE

15'4 x 10'5 (4.67m x 3.18m)

uPVC double glazed bay window to front, radiator, modern fire surround with 'coal' effect electric fire, double doors opening into the dining room.

DINING ROOM

10'6 x 10'5 (3.20m x 3.18m)

uPVC double glazed French doors opening onto the rear garden, uPVC double glazed side panels, radiator, door into kitchen.

BREAKFAST KITCHEN

14'7 x 10'7 (4.45m x 3.23m)

Fitted with a range of 'oak' effect wall, base and drawer units with 'granite' effect work surfaces and breakfast bar, inset sink and drainer, four ring gas hob with illuminating extractor and double oven, plumbing for washing machine and dishwasher, space for larder fridge and freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door to side.

FIRST FLOOR

LANDING

Access to loft (retractable ladder, boarded, power and lighting), large airing cupboard.

BEDROOM 1

uPVC double glazed window to front, fitted wardrobes, radiator.

EN SUITE SHOWER ROOM/WC

Modern white and chrome suite comprising: corner shower cubicle with wall mounted thermostatic shower, wash hand basin with vanity storage, low level WC, co-ordinated tiled walls, radiator, uPVC double glazed window to front.

BEDROOM 2

uPVC double glazed window to front, built-in wardrobes, radiator.

'JACK 'N' JILL' EN SUITE (bedrooms 2 & 3)

Fitted with a white and chrome suite comprising: walk-in shower cubicle, wash hand basin with vanity storage, low level WC, radiator, uPVC double glazed window.

BEDROOM 3

uPVC double glazed window to rear, radiator.

BEDROOM 4

uPVC double glazed window to rear, built-in wardrobes, radiator.

FAMILY BATHROOM/WC

Panelled bath, pedestal wash hand basin, low level WC, co-ordinated tiled walls, radiator, uPVC double glazed window.

EXTERNALLY

The good sized rear garden is fully enclosed and mainly laid to lawn, with two paved patio areas and pergola. The open plan front garden is laid to lawn, with a double driveway leading to the integral single garage.

INTEGRAL SINGLE GARAGE

Up and over door, power and lighting.

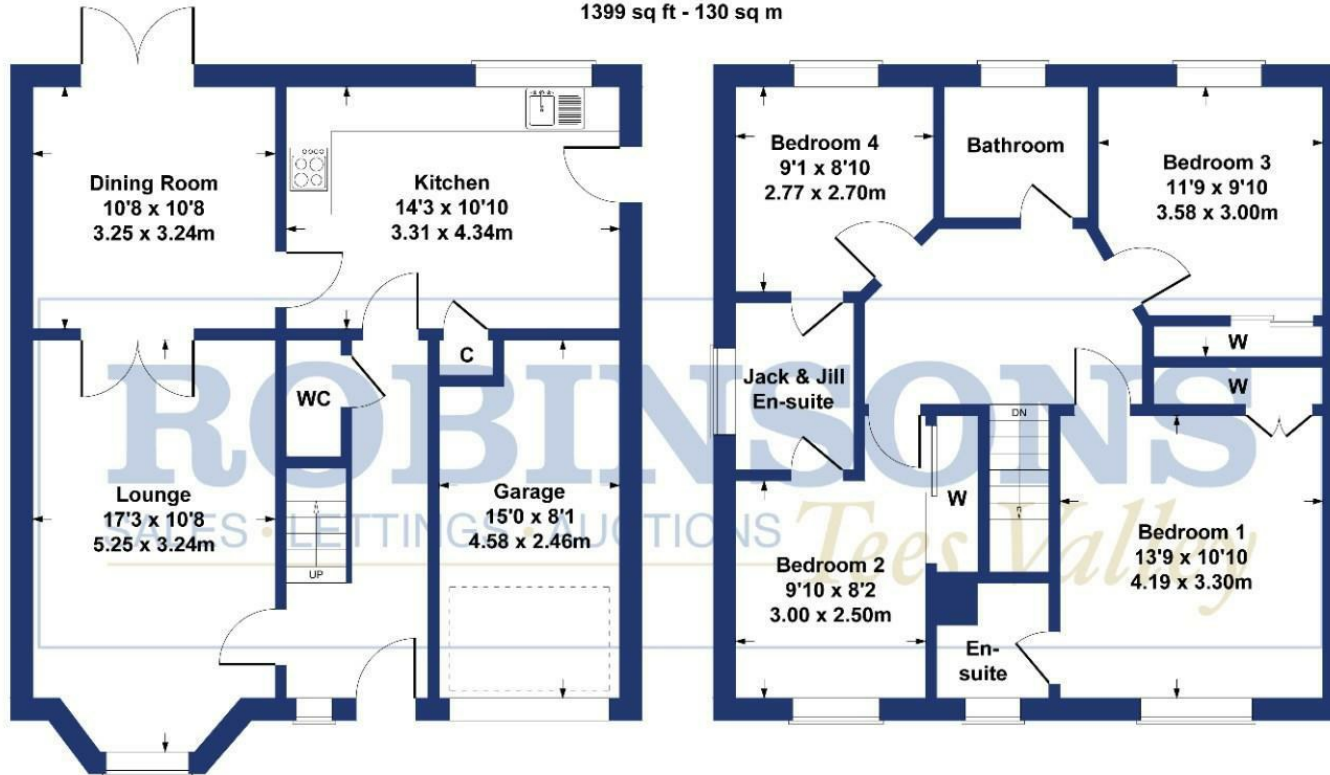
NB

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.



Gala Close

Approximate Gross Internal Area
1399 sq ft - 130 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

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