



**Gala Close, Seaton Carew, TS25 1GA**  
**4 Bed - House - Detached**  
**£255,000**

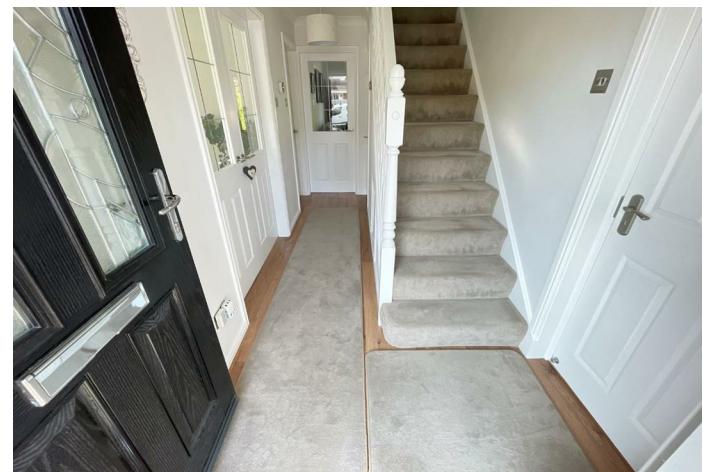
**Council Tax Band: D**  
**EPC Rating: C**  
**Tenure: Freehold**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

# Gala Close

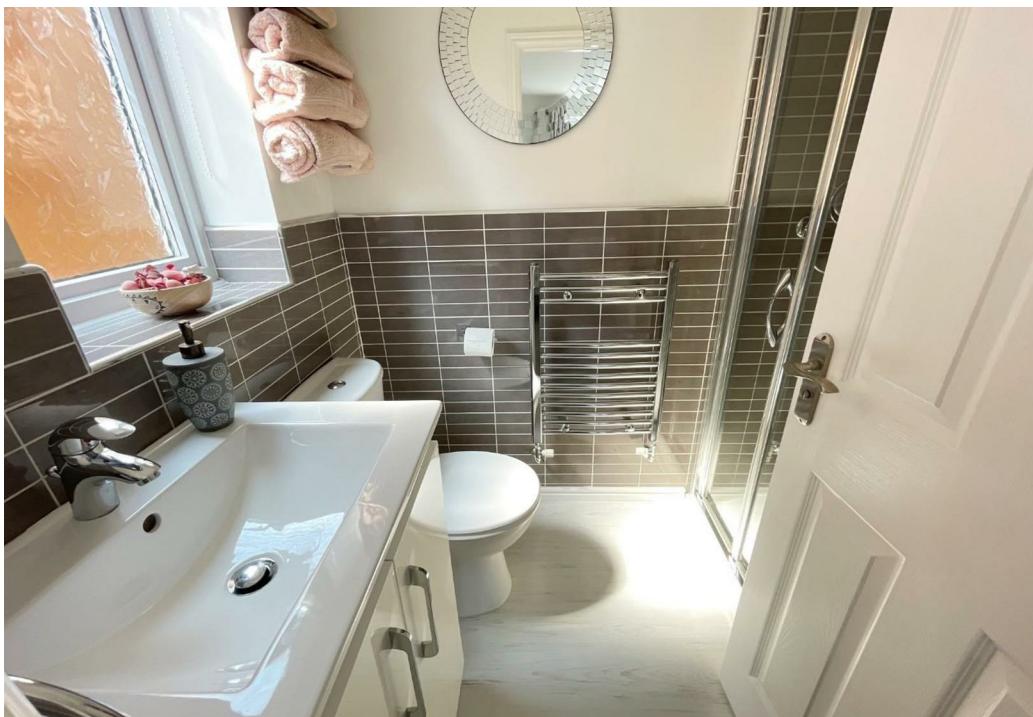
## Seaton Carew, TS25 1GA

**\*\* IMPROVED WITH NO EXPENSE SPARED \*\*** A beautifully presented four bedroom detached house which is within STROLLING DISTANCE TO THE SEAFRONT. Over recent years this home has undergone many improvements which include a quality refitted kitchen, en-suite and bathroom fittings. It is warmed by gas central heating via a recently renewed boiler and features uPVC double glazing throughout. This spacious and well proportioned family home ticks many boxes and can only be truly appreciated upon an internal inspection. The floor plan briefly comprises: entrance hall, refitted cloakroom/WC, comfortable lounge which has French doors leading to the well cared for rear garden, separate dining room/sitting room which has double opening doors giving access to the hall and a stunning kitchen/breakfast room which has grey gloss units and includes several integrated appliances, four bedrooms, three having built-in wardrobes and the master bedroom also benefits from an outstanding en-suite shower room/WC. To complete the accommodation is an impressive family bathroom incorporating a three piece suite and chrome fittings. Externally, the rear garden has lawn, patio and decking areas. Fitted carpets, oak laminate flooring, blinds and C.C.T.V. are included in the asking price. **VIEWING HIGHLY RECOMMENDED.** Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).











## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door with uPVC double glazed side screen, fitted with attractive oak laminate flooring, spindled staircase to the first floor with newel post, fitted carpet and useful under stairs storage cupboard, coving to ceiling, integral door to garage.

### GUEST CLOAKROOM/WC

Refitted with a modern two piece white suite comprising: corner pedestal wash hand basin with chrome mixer tap and attractive tiled splashback, close coupled WC, modern laminate flooring, fitted extractor fan, convector radiator.

### PLEASANT LOUNGE (rear)

12'5 x 14'8 (3.78m x 4.47m)

Located to the rear of the property and enjoying views of the rear garden via uPVC double glazed French doors with matching side screens, modern wall mounted electric fire, oak laminate flooring, coving to ceiling, television point, convector radiator.

### DINING ROOM/SITTING ROOM (front)

13'0 into bay x 8'9 (3.96m into bay x 2.67m)

Offering a variety of uses with uPVC double glazed bay window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

### SPLENDID KITCHEN/BREAKFAST ROOM (rear)

15'8 x 8'9 (4.78m x 2.67m)

A beautifully upgraded kitchen/breakfast room which incorporates a modern range of grey gloss units to base and wall level with complementing work surfaces and matching splashback incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor over, integrated fridge/freezer and dishwasher, recess for washing machine and wine cooler, two sets of three drawer base units, under lighting to wall cabinets, two uPVC double glazed windows, door to the side, inset spotlights to ceiling, attractive tiled flooring, convector radiator.

## FIRST FLOOR

### LANDING

Built-in storage cupboard, built-in airing cupboard housing hot water cylinder, loft hatch and ladder to boarded loft space with electric light.

### BEDROOM 1 (front)

11'8 x 11'10 (3.56m x 3.61m)

A good sized master bedroom with three uPVC double glazed

windows to the front aspect allowing a high degree of natural light, built-in wardrobes with part mirror fronts, fitted carpet, television recess, convector radiator.

### IMPRESSIVE EN-SUITE SHOWER ROOM/WC

Refitted with a three piece white suite comprising: shower cubicle with space saving folding glass door and chrome mains shower fitting, 'vanity' style sink unit with mixer tap, close coupled WC, attractive tiling to splashback, laminate flooring, fitted extractor fan, uPVC double glazed window to the side aspect, chrome heated towel radiator.

### BEDROOM 2 (front)

10'2 x 8'7 (3.10m x 2.62m)

Built-in mirror fronted sliding wardrobes, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

### BEDROOM 3 (rear)

10'0 x 7'4 (3.05m x 2.24m)

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

### BEDROOM 4 (rear)

8'9 x 9'3 (2.67m x 2.82m)

Modern laminate flooring, built-in mirror fronted wardrobe, uPVC double glazed window to the rear aspect, convector radiator.

### OUTSTANDING BATHROOM/WC

Refitted with a three piece white suite comprising: panelled bath with central chrome mixer tap, pedestal wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to splashback and flooring, fitted extractor fan, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

### OUTSIDE

To the front of the property is an open plan lawn area with a double width driveway leading to the integral garage. The well maintained rear garden has lawn, patio and decking area with borders having mature shrubs.

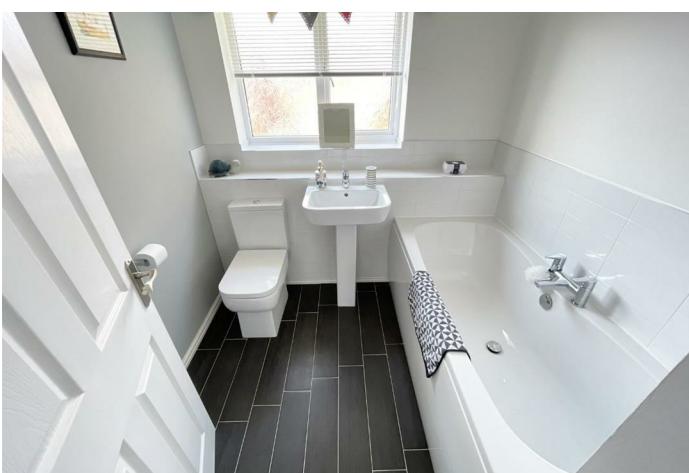
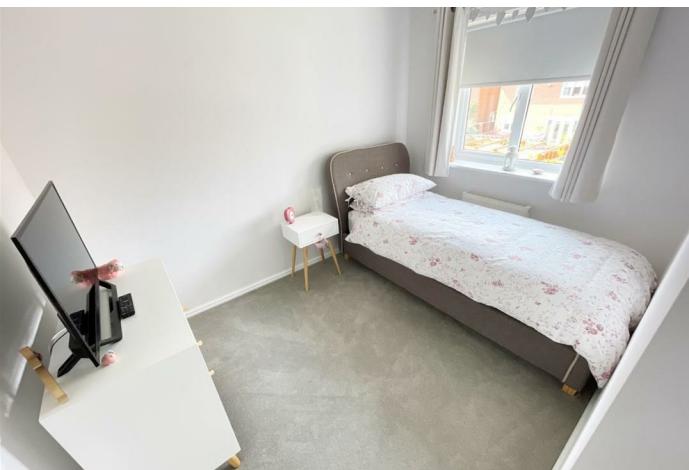
### INTEGRAL GARAGE

16'6 x 8'2 (5.03m x 2.49m)

Electric remote controlled roller shutter door, wall mounted gas central heating boiler.

### 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	69	
(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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