



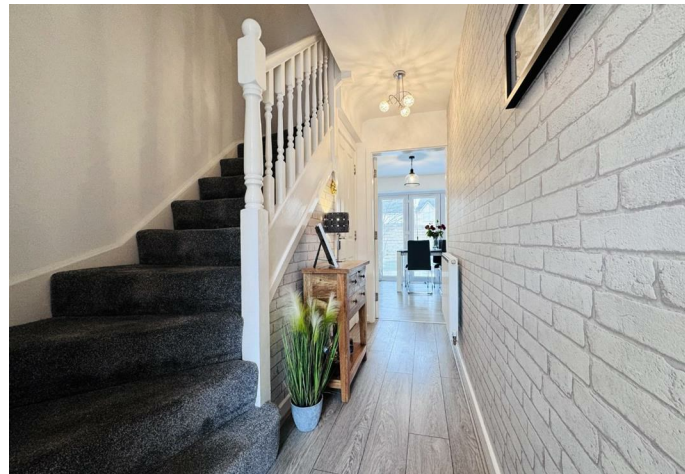
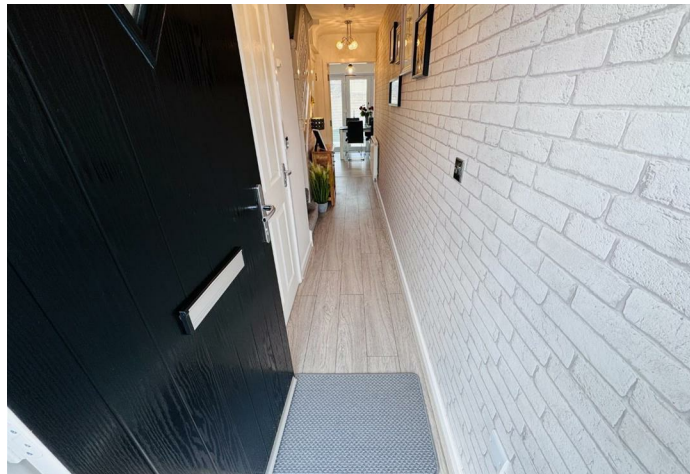
Cath Hill Close, Seaton Carew, TS25 2FD
4 Bed - House - Semi-Detached
O.I.R.O £200,000

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



Cath Hill Close Seaton Carew, Hartlepool, TS25 2FD

*****REDUCED***** A stunning semi-detached town house occupying a pleasant position on Cath Hill Close, in a popular part of Seaton Carew. The home offers beautifully presented accommodation spread over three floors, with **FOUR BEDROOMS** and three bathrooms. An ideal purchase for family requirements, with a deceptively spacious layout that includes a superb kitchen/diner with bi-folding doors to the rear garden. The home further features gas central heating, uPVC double glazing and alarm system. An internal viewing comes strongly recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to the guest cloakroom/WC, the generous kitchen/diner is fitted with units to base and wall level with a range of built-in appliances and bi-fold doors to the rear garden. The family lounge is located to the first floor, alongside the master bedroom with modern upgraded en-suite and fitted wardrobes. To the second floor are a further three bedrooms, with bedroom two also benefitting from a modern en-suite shower room, the remaining bedrooms are served by the family bathroom. Externally is a block paved driveway to the front which provides useful off street parking for two cars, whilst leading to the garage. The attractively landscaped rear garden offers an enviable place for entertaining family and friends, with a beautiful curved stone boundary. Cath Hill Close is located off Elizabeth Way, close to amenities and within a short stroll of the seafront. **VIEWING RECOMMENDED.**











GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, fitted with modern laminate flooring, spindled staircase to the first floor with newel post and fitted carpet, useful under stairs storage cupboard, convector radiator.

GUEST CLOAKROOM/WC

Fitted with a modern two piece white suite and chrome fittings comprising: wall mounted wash hand basin with dual taps and tiled splashback, dual flush close coupled WC, uPVC double glazed window to the front aspect, convector radiator.

SUPERB KITCHEN/DINER 15'4 x 9'8 (4.67m x 2.95m)

Fitted with a beautiful range of white gloss units to base and wall level with contrasting work surfaces incorporating a recently upgraded one and a half bowl single drainer sink unit with modern mixer tap, built-in electric oven with matching microwave above, separate four ring gas hob with extractor hood over, attractive tiling to splashback, integrated 'larder' style fridge with freezer below, integrated dishwasher, integrated washing machine, matching cupboard housing Ideal Logic gas central heating boiler, kickboard heater, modern laminate flooring uPVC double glazed bi-folding doors to the rear garden.

FIRST FLOOR LANDING

Turned spindled staircase to the second floor, built-in airing cupboard housing hot water cylinder, fitted carpet, convector radiator.

FAMILY LOUNGE 15'6 x 10' (4.72m x 3.05m)

uPVC double glazed window overlooking the rear garden, fitted carpet, television point, convector radiator.

BEDROOM ONE 13'5 x 10'1 (4.09m x 3.07m)

A good size master bedroom which benefits from wall to wall mirror fronted sliding wardrobes, two uPVC double glazed windows to the front aspect, fitted carpet, television point, convector radiator, access to:

EN-SUITE SHOWER ROOM/WC 7'11 x 4'8 (2.41m x 1.42m)

Recently upgraded, whilst incorporating a three piece suite and chrome fittings comprising: shower cubicle with chrome frame, glass panelled door and chrome overhead shower, inset 'vanity' style wash hand basin with chrome mixer tap and cabinet below, close coupled WC, attractive tiling to splashback, being full height to shower level, extractor fan, chrome heated towel radiator.

SECOND FLOOR LANDING

Access to a further three bedrooms and bathroom, fitted carpet, hatch to loft space.

BEDROOM TWO 8'7 x 10'11 (2.62m x 3.33m)

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

EN-SUITE SHOWER ROOM/WC 8'6 x 5'2 (2.59m x 1.57m)

Fitted with a modern three piece suite comprising: shower cubicle with space saving folding door and chrome shower, pedestal wash hand basin with mixer tap, close coupled WC, attractive tiling to splashback, being full height to shower level, extractor fan, convector radiator.

BEDROOM THREE 8'5 x 10'5 (2.57m x 3.18m)

Connecting door to family bathroom, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM FOUR 6'7 x 10'1 (2.01m x 3.07m)

Currently used as a home office, with uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

FAMILY BATHROOM/WC 6'8 x 6'10 (2.03m x 2.08m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with mixer tap, close coupled WC, attractive tiling to splashback, uPVC double glazed window to the front aspect, fitted extractor fan, convector radiator.

EXTERNALLY

The property occupies a pleasant corner position, with a low maintenance front incorporating a double block paved driveway which leads to the garage. An enlarged gate to the side leads through to the enclosed rear garden, with patio, lawn, pebbled border and corner decked patio. The rear garden features a beautiful curved stone boundary, a good degree of privacy and should prove to be a suntrap in the summer months.

GARAGE 8'3 x 16'3 (2.51m x 4.95m)

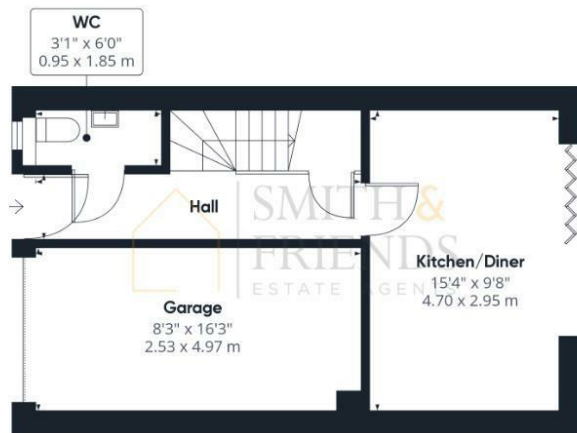
A good size garage, with roller door to the front, lighting and sockets.

NB

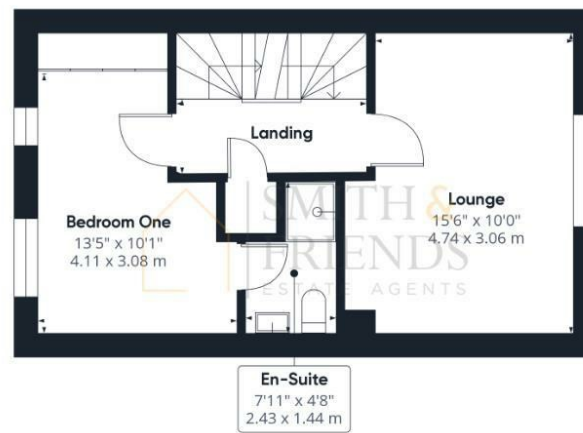
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







Ground Floor



Floor 1



Floor 2

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Approximate total area⁽¹⁾
1143.46 ft²
106.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	82	
(69-80) C		
(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. 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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