



Hawker Close, Seaton Carew, TS25 2DZ
3 Bed - House - Semi-Detached
£158,000

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

*****REDUCED***** An impressive three bedroom semi detached property offering accommodation spread over three floors, with the benefit of a modern kitchen, bathroom and en suite. The home would make an ideal purchase for a first time buyer or young family and further features uPVC double glazing and gas fired central heating. Hawker Close is situated on the popular Seaton Sands development in Seaton Carew only a short stroll from the seafront. The home was built by Persimmon Homes and briefly comprises: entrance porch through to the lounge with an inner hallway giving access to a guest cloakroom/WC, as well as the kitchen/diner, the kitchen area being fitted with a modern range of units to base and wall level which includes a built-in oven, hob and extractor. The dining area features uPVC double glazed French doors to the rear garden. To the first floor are bedrooms two and three, as well as the family bathroom/WC. The master bedroom is located to the second floor and benefits from a modern en-suite shower room. Externally are low maintenance gardens to the front and rear, the rear garden being predominantly lawned with a double width driveway to the front providing useful off street car parking. The home is complemented by neutral décor and includes fitted blinds, upgraded carpets and flooring.





GROUND FLOOR

ENTRANCE PORCH

Accessed via double glazed entrance door, radiator and door through to:

LOUNGE

14'7 x 11'9 (4.45m x 3.58m)

uPVC double glazed window to the front, radiator, large under stairs storage cupboard, access to inner hall.

INNER HALLWAY

Turned staircase to the first floor, access to:

DOWNSTAIRS TOILET

Fitted with a modern two piece white suite and chrome fittings comprising: wall mounted wash hand basin with chrome dual taps and tiled splashback, low level WC, extractor fan and radiator.

DINING KITCHEN

11'9 x 8'8 (3.58m x 2.64m)

A full width kitchen/diner, the kitchen area incorporating a range of units to base and wall level with contrasting work surfaces and matching splashback, incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and illuminating extractor hood over, all finished in brushed stainless steel, space for free standing fridge/freezer, recess and plumbing for washing machine, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear garden, double radiator.

FIRST FLOOR

LANDING

Access to bedrooms two and three, alongside the family bathroom, stairs to the second floor and radiator.

BEDROOM 2

11'9 x 10'4 (3.58m x 3.15m)

A good sized bedroom with two uPVC double glazed windows to the front and radiator.

BEDROOM 3

11'9 x 9'8 (3.58m x 2.95m)

uPVC double glazed window to rear and radiator.

FAMILY BATHROOM/WC

Fitted with a modern three piece white suite comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed window to the side aspect, fitted extractor fan, single radiator.

SECOND FLOOR

LANDING

Built-in storage cupboard, access to:

MASTER BEDROOM

16'4 x 8'4 (4.98m x 2.54m)

uPVC double glazed 'dormer' style window to the front, radiator and hatch to attic space.

EN SUITE SHOWER ROOM/WC

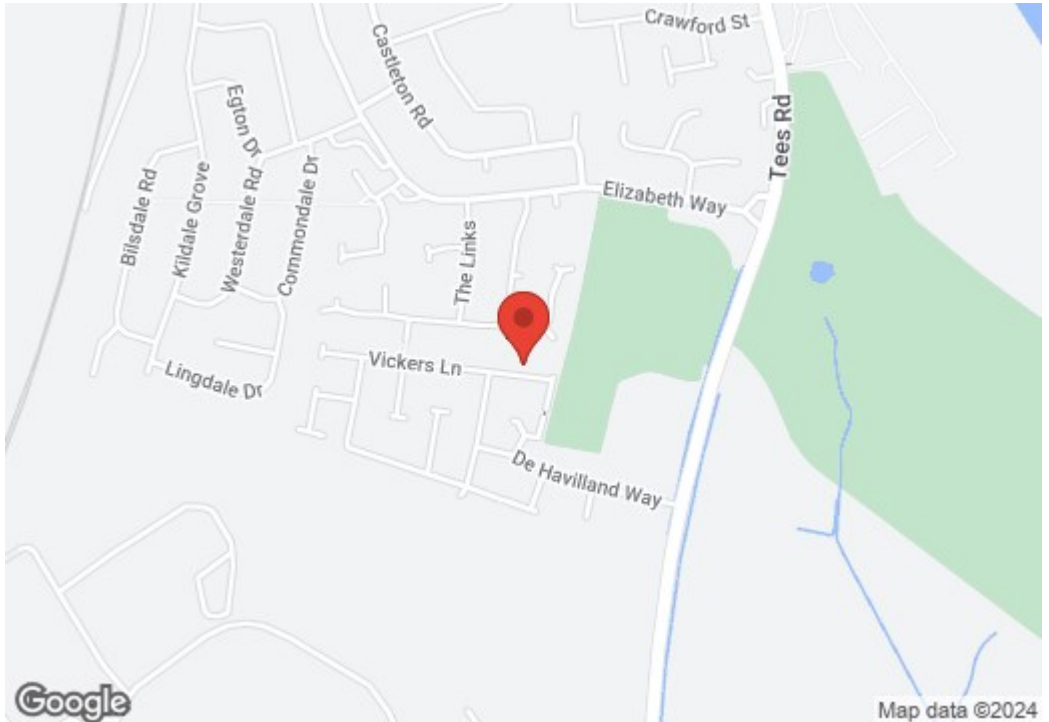
Fitted with a modern three piece suite comprising: shower cubicle with thermostatic shower over, pedestal wash hand basin, low level WC, co-ordinated splashback, radiator and Velux window.

EXTERNALLY

The property features a low maintenance front, with a double width tarmac driveway providing useful off street parking. A gate to the side of the property leads through to the rear garden which is laid to lawn with a sunny patio area.

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.





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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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. 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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