







*** NO CHAIN INVOLVED *** A larger style two bedroom detached park home in a popular part of Seaton Carew, close to the seafront. Sea Breeze Park (formerly known as Elm Tree Park) is situated just off Queen Street and is within an easy stroll of the promenade. The park itself features a fully licensed clubhouse which remains a popular destination for residents to socialise and engage, whilst being conveniently located for amenities and transport links. Park homes are an ideal purchase for those wishing to enjoy all the features and benefits of a conventional home, whilst becoming part of a friendly close knit community, with added security and peace of mind. An ideal retirement/semi-retirement property. The internal accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: spacious full width lounge to the front with an archway into the dining area which links to the kitchen, with a range of integrated appliances; the inner hall gives access to both bedrooms which feature fitted wardrobes, they are served by the shower room which incorporates a three piece suite and chrome fittings. Externally the property offers surrounding gardens, block paved drive and storage via three sheds.

Sea Breeze Park, Queen Street, Hartlepool, TS25 1FJ
2 Bedroom - Detached Park Home
£89,950
EPC Rating: Exempt
Tenure: Freehold
Council Tax Band: A

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ENTRANCE
Access to the side via uPVC double glazed entrance door.

LOUNGE AREA
19'3 x 11'1 (5.87m x 3.38m)
A generous dual aspect lounge with two uPVC double glazed bow windows to the front aspect, additional uPVC double glazed window to the side aspect, modern laminate flooring, ornate coving to ceiling, two convector radiators, archway through to:



DINING AREA
9'10 x 7'3 (3.00m x 2.21m)
Additional uPVC double glazed window to the side aspect, matching laminate flooring, ornate coving to ceiling, single radiator, access to:



KITCHEN
9'3 x 12'8 (2.82m x 3.86m)
Fitted with a range of cream 'shaker' style units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with microwave recess above, separate four ring gas hob with extractor hood over, integrated washing machine, integrated fridge/freezer, four drawer base unit, breakfast bar area with glass fronted display cabinet above, useful storage cupboard, uPVC double glazed side door, uPVC double glazed window to the side aspect, extractor fan.



INNER HALL
Access to both bedrooms and shower room, useful storage cupboard, laminate flooring.

BEDROOM ONE
95 x 11'3 (28.96m x 3.43m)
Built-in wardrobes, uPVC double glazed window, coving to ceiling, single radiator.

BEDROOM TWO
7'7 x 10'7 (2.31m x 3.23m)
Modern wall to wall fitted wardrobes, uPVC double glazed window to the rear aspect, single radiator.



SHOWER ROOM/WC
6'6 x 5'6 (1.98m x 1.68m)
Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle with chrome overhead shower, inset wash hand basin with mixer tap and white gloss cabinets below, mirror fronted vanity cabinet over, concealed WC with matching white gloss back and vanity area above, panelling to walls and ceiling, uPVC double glazed window to the side aspect, extractor fan, chrome heated towel radiator.

EXTERNALLY
Situated on a pleasant plot with surrounding gardens. A block paved drive provides secure parking. Three useful storage sheds are included.



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.

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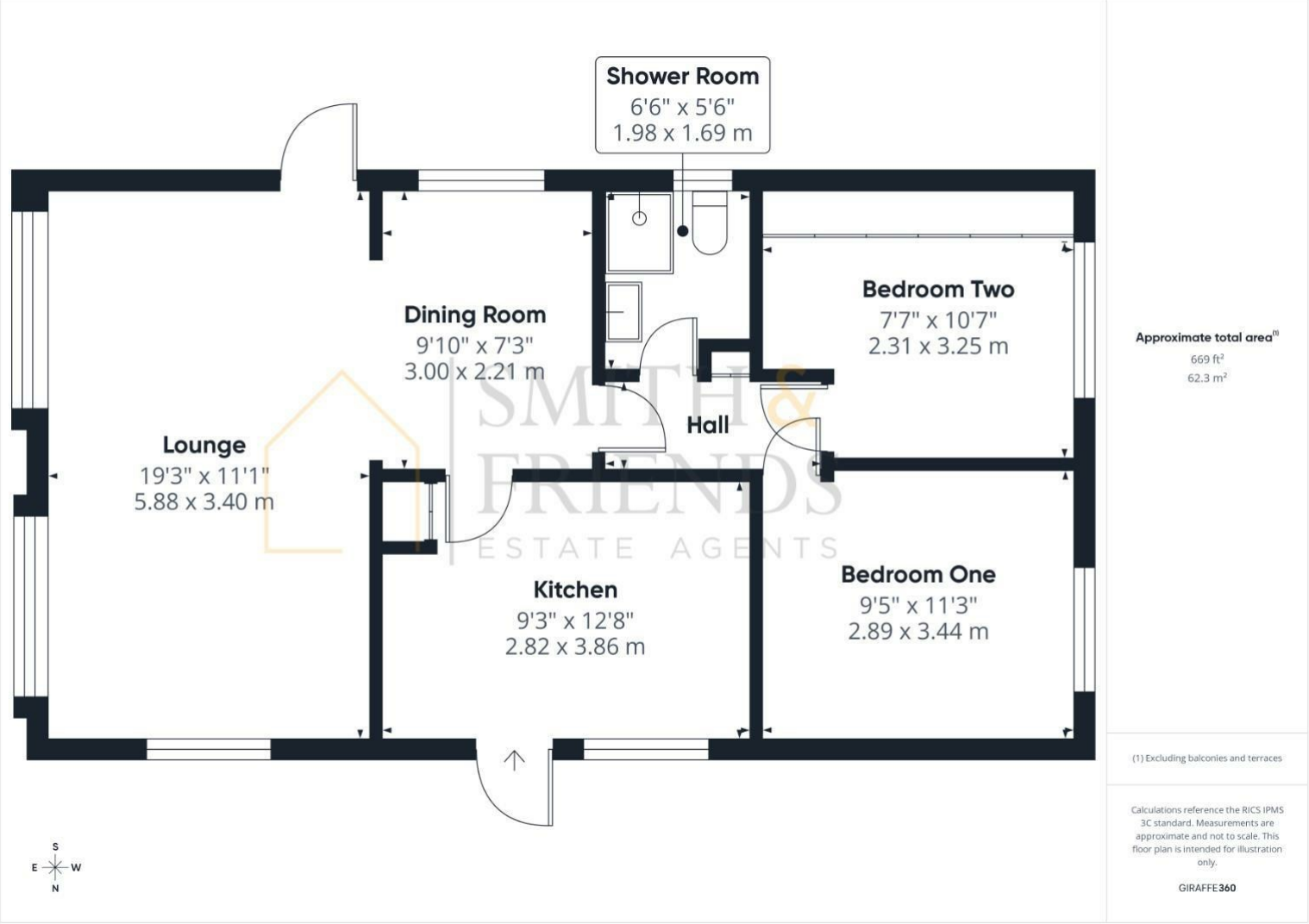






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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not 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. We 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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