



Cath Hill Close, Hartlepool TS25 2FD

welcome to

Cath Hill Close, Hartlepool

This detached ex show home sits on the largest plot on this modern sought after development in Seaton Carew. Boasting 4 bedrooms, 2 reception rooms including a double garage conversion into a spacious family room.

Entrance Hall

Composite door to front, window to side, concealed built in under stairs storage cupboard.

Cloakroom

Low level low flush wc, wall mounted wash hand basin, extractor fan.

Reception Room 1

10' 4" x 13' 5" (3.15m x 4.09m)

Window to front, radiator.

Reception Room 2

16' 7" x 17' 3" (5.05m x 5.26m)

Garage conversion, two windows to front, French doors to rear, solar powered electric under floor heating.

Kitchen/Diner

20' 2" x 9' 6" (6.15m x 2.90m)

Fitted with a range of white wall and base units with contrasting working surfaces and coordinating splashback tiling, integrated dishwasher, fridge freezer, microwave and oven, gas hob with cooker hood, 1 1/2 stainless steel sink unit with mixer tap, spotlighting, radiator, bi fold doors to rear, window to rear.

Utility

5' 4" x 6' 5" (1.63m x 1.96m)

Recess and plumbing for washing machine, boiler, two radiators, composite door to rear.

First Floor

Landing

Radiator, loft access, airing cupboard.

Bedroom 1

10' 4" x 10' 9" Excluding robes (3.15m x 3.28m Excluding robes)

Mirrored robes, window to front, radiator.

En Suite

Shower cubicle with mains shower, pedestal wash hand basin, low level low flush wc, window to front.

Bedroom 2

10' 6" x 8' 8" (3.20m x 2.64m)

Window to front, radiator.

Bedroom 3

8' 6" x 10' 5" excluding robes (2.59m x 3.17m excluding robes)

Window to rear, wall to wall mirrored robes, radiator.

Bedroom 4

8' 1" excluding robes x 10' 9" Max (2.46m excluding robes x 3.28m Max)

Window to rear, fitted robes, radiator.

Bathroom

Bath with mixer tap, pedestal wash hand basin, low level low flush wc, spotlighting, extractor fan.

Externally

Front Garden

Lawn area, double driveway, electric charging point.

Rear Garden

West facing, large lawn area, shed, outside tap.





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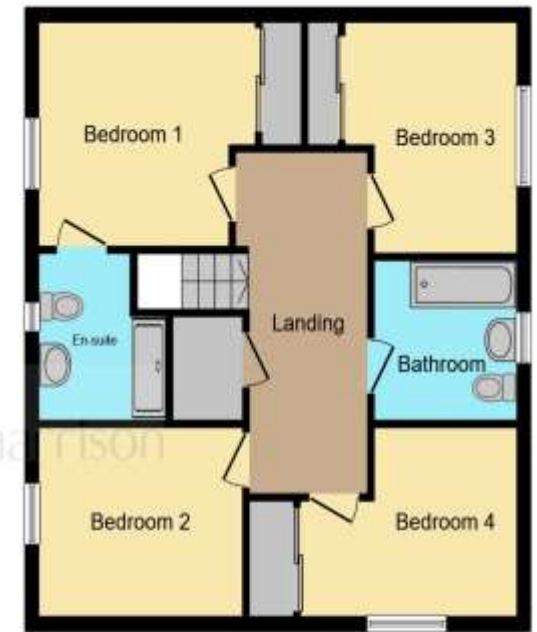
- 19 SOLAR PANELS OWNED GENERATING AN INCOME
- ELECTRIC CAR CHARGING POINT
- DOUBLE GARAGE CONVERSION
- EN SUITE
- UTILITY & GUEST WC

Tenure: Freehold EPC Rating: B

£290,000



Ground Floor



First Floor

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