



Headingley Court, Seaton Carew Hartlepool TS25 2PD

welcome to

Headingley Court, Seaton Carew Hartlepool

Rare to the market is this wonderful family home. This three bedroomed detached property is desirably located in Seaton Carew, close to local amenities and the sea front. Featuring oak internal doors throughout, engineered oak flooring to the open plan area, EV charging point and solar panels.

Entrance Vestibule

Entered via composite double glazed door, UPVC double glazed window to side aspect, radiator, oak door leading into Lounge.

Lounge/ Diner/ Kitchen

10' 10" Max x 23' 4" (3.30m Max x 7.11m)

Kitchen/Diner measurements 25'0 max x 9'4 max, Open plan in a 'L' shaped layout:

Lounge - UPVC double glazed window to front, radiator, TV point, oak door leading to inner hallway. oak engineered wooden flooring throughout.

Dining Area - Radiator, UPVC French sliding doors leading to Conservatory.

Kitchen - Beautiful range of white wall and base units with woodchop working surfaces with matching upstands, UPVC double glazed window to rear aspect, spotlights to ceiling, recess and plumbing for washing machine, inset 1 1/2 bowl sink/drain with mixer tap, space for freestanding fridge/freezer, UPVC double glazed door to side leading to rear, wall mounted anthracite grey vertical radiator, inset electric oven and grill, 5 ring gas hob with glass splashback and stainless steel chimney style extractor over.

Conservatory

9' 9" x 9' 6" (2.97m x 2.90m)

Built on a brick dwarf wall and UPVC construction with a sloped roof, UPVC double glazed door to side, UPVC windows to both sides and rear, laminate flooring.

Inner Hallway

Stairs to first floor, personnel door leading to integrated garage, under stairs storage area

currently utilised as a small study area.

Garage

Power and lighting, roller shutter door to front, EV electric car charging point, Baxi wall mounted combi boiler.

First Floor

Landing

Stairs from inner hallway, UPVC double glazed window to side, loft hatch access, radiator, storage cupboard, doors leading to all principal rooms.

Bedroom 1

11' 1" x 10' 10" (3.38m x 3.30m)

UPVC double glazed window to side, radiator, feature panelled wall, two door built in storage cupboards, oak door leading to ensuite.

Ensuite

Ultra modern , UPVC double glazed window to side, low level low flush wc, chrome heated towel rail, tiled walls, tiled flooring, spotlighting to ceiling, extractor fan, cladded ceiling, wash hand basin on a vanity unit, LED mirror, walk in shower cubicle with hand held shower attachment, rainfall shower head and wall niche.

Bedroom 2

9' 1" x 11' 1" (2.77m x 3.38m)

UPVC double glazed window to front, radiator, laminate flooring.

Bedroom 3

9' x 11' Max (2.74m x 3.35m Max)

UPVC double glazed window to front, radiator, TV point.





Bathroom

UPVC double glazed window to rear, freestanding bath with freestanding faucet and handheld attachment, feature wall, spotlights to ceiling, low level low flush wc, pedestal wash hand basin, tiled floor, chrome heated towel rail, extractor fan.

Externally

Front Garden

Double width driveway leading to garage, open plan lawn area.

Rear Garden

Lawned area, decking area, decking area with pergola housing hot tub (included in sale but needs wiring) fence enclosed, railways sleeper planters with mature planting, side access with gate to the front of the property.



view this property online mannersandharrison.co.uk/Property/HAR118980



welcome to

Headingley Court, Seaton Carew Hartlepool

- OPEN PLAN LOUNGE/ DINER/ KITCHEN
- CONSERVATORY ADDITION
- MASTER BEDROOM WITH ENSUITE
- SOUTH FACING REAR GARDEN
- DOUBLE DRIVEWAY

Tenure: Freehold EPC Rating: B

£240,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online mannersandharrison.co.uk/Property/HAR118980



Property Ref:
HAR118980 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk