

# 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/drainer 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 celing, 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.





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## **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



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Property Ref:

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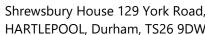
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