



**\*\*\*REDUCED\*\*\*** A spacious **FOUR BEDROOM** detached property on Courageous Close in a popular part of Seaton Carew. The home occupies a pleasant set back position within the cul-de-sac, with a generous block paved front allowing ample off street parking/hard standing space, ideal for a motor home. Internally the accommodation is ideal for family requirements, with lounge and separate dining room, whilst features include gas central heating and uPVC double glazing. The full layout comprises: entrance vestibule with stairs to the first floor and access through to the lounge, the dining room links to the kitchen, with a useful utility room and guest cloakroom/WC completing the ground floor. To the first floor are four bedrooms, the master with en-suite shower room, whilst the remaining bedrooms are served by the family bathroom incorporating a three piece white suite and chrome fittings. Externally is a low maintenance front garden, generous block paved driveway and single garage. The enclosed rear garden features lawn and patio area, with storage shed included. The rear garden backs onto Queen Street, with the property being well situated for amenities and within close proximity of the seafront.

**Courageous Close, Hartlepool, TS25 1EU**

**4 Bedroom - House - Detached**

**Offers Over £229,995**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: D**



## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, stairs to the first floor, single radiator.

### GENEROUS LOUNGE

**15'9 x 13'7 (4.80m x 4.14m )**

uPVC double glazed bay window to the front aspect, fire surround with gas fire, dado rail, coving to ceiling, ceiling rose, double radiator.



### DINING ROOM

**10'4 x 8'9 (3.15m x 2.67m )**

uPVC double glazed French doors to the rear garden, dado rail, coving to ceiling, ceiling rose, double radiator.



### KITCHEN

**10'4 x 9'3 (3.15m x 2.82m)**

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in double oven with separate four ring hob and extractor over, recess for appliance, uPVC double glazed window to the rear aspect, laminate flooring, under stairs storage cupboard, single radiator.



### UTILITY ROOM

**6'6 x 5'5 (1.98m x 1.65m )**

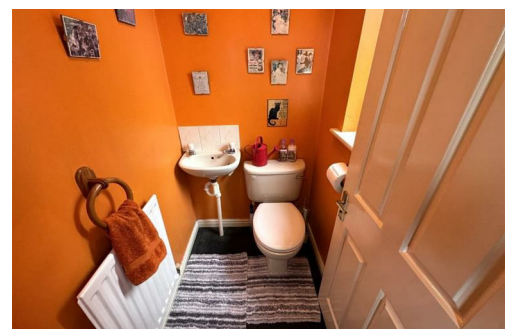
A useful utility room offering space for additional appliances including plumbing for washing machine and space for fridge/freezer, gas central heating boiler, uPVC double glazed door to the side, uPVC double glazed window to the rear.



### GUEST CLOAKROOM/WC

**4'8 x 3'6 (1.42m x 1.07m)**

Fitted with a two piece suite comprising: wash hand basin with dual taps, low level WC, tiled splashback, uPVC double glazed window to the side, single radiator.



## FIRST FLOOR

### LANDING

Storage cupboard, hatch to loft.

### BEDROOM ONE

**12'9 x 11'2 (3.89m x 3.40m)**

uPVC double glazed window to the front aspect, mirrored wardrobes, double radiator.

### EN-SUITE SHOWER ROOM

**6'8 into shower x 4'5 (2.03m into shower x 1.35m )**

Fitted with a modern three piece suite and chrome fittings comprising: shower, pedestal wash hand basin with chrome dual taps, low level WC, tiled splashback and flooring, uPVC double glazed window to the side aspect, chrome heated towel radiator.

### BEDROOM TWO

**10'6 x 8'2 (3.20m x 2.49m)**

uPVC double glazed window to the front aspect, single radiator.

### BEDROOM THREE

**8'6 x 8'2 (2.59m x 2.49m)**

uPVC double glazed window overlooking the rear garden, laminate flooring, single radiator.

### BEDROOM FOUR

**9'6 x 6'5 (excluding entrance) (2.90m x 1.96m (excluding entrance))**

uPVC double glazed window to the rear aspect, laminate flooring, built-in storage cupboard, single radiator.

## Courageous Close, Hartlepool, TS25 1EU

### FAMILY BATHROOM

6'9 x 5'6 (2.06m x 1.68m )

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps, wall mounted wash hand basin with chrome mixer tap, low level WC, tiled splashback and flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

### EXTERNALLY

The property occupies a pleasant set back position with a generous block paved driveway allowing ample off street parking with space for a large motor home. A gate to the side of the property leads through to the enclosed rear garden with lawn, patio areas, fenced boundaries and useful storage shed. The property backs onto Queen Street with a gate leading out.

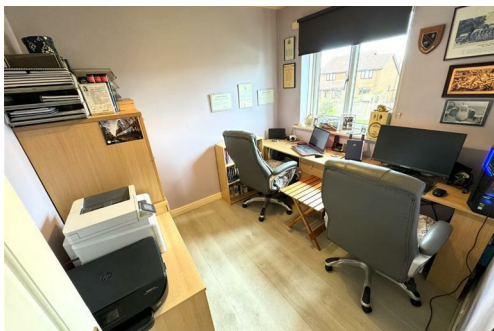
### GARAGE

16'11 x 7'9 (5.16m x 2.36m)

Access to the front via up and over door, personal door to the side, light and power points.

### NB

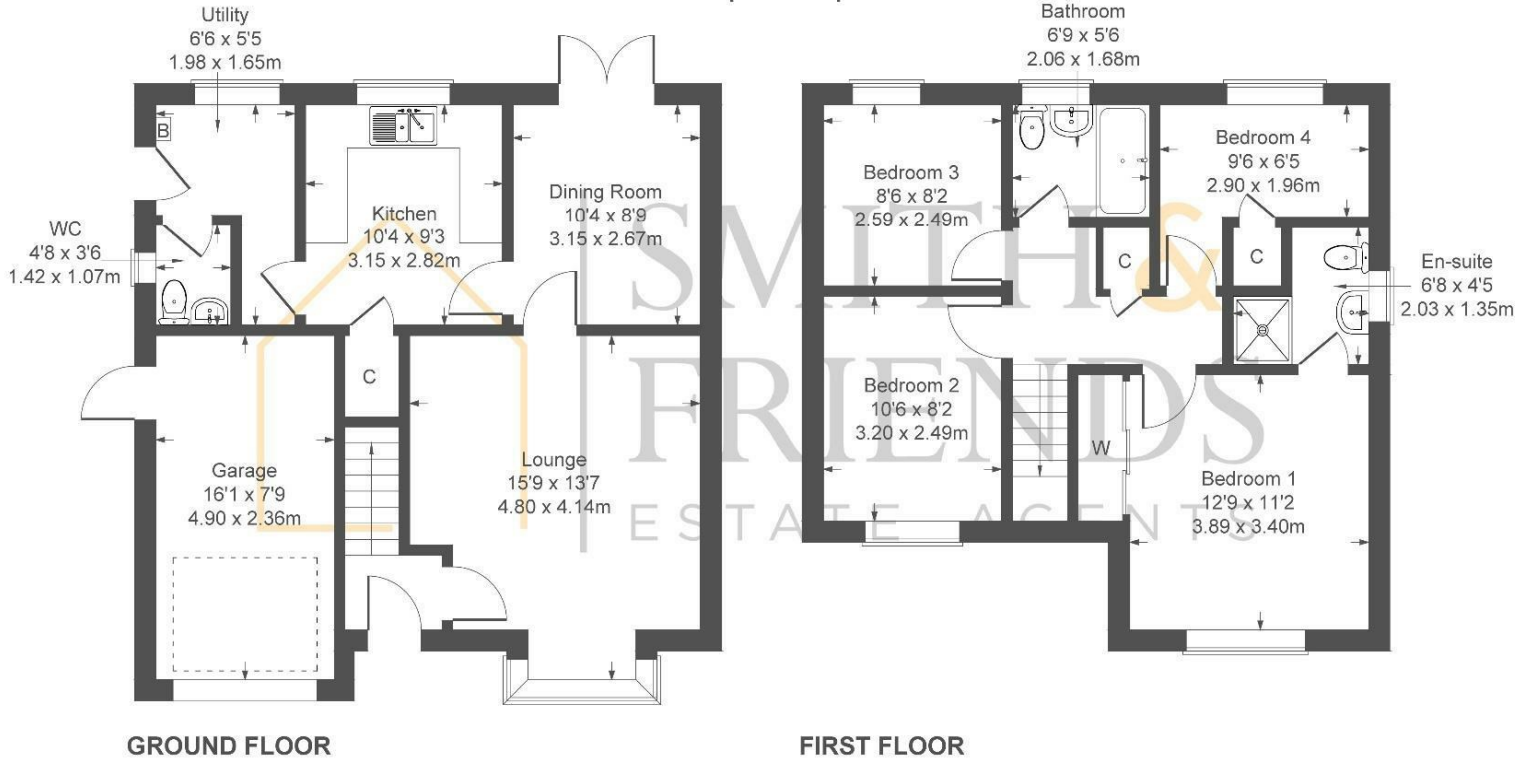
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



**Courageous Close, Hartlepool, TS25 1EU**

**Courageous Close**

Approximate Gross Internal Area  
1212 sq ft - 112 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(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. 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.

106 York Road, Hartlepool, TS26 9DE  
01429 891100  
hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



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