



*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** 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: entrance porch, spacious bay fronted lounge with dining area that links to the kitchen. The kitchen is fitted with units to base and wall level with space for free standing appliances. An 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. A sun room extension via the lounge completes the accommodation and offers a variety of uses. Externally, the property occupies a larger than average plot on the development with low maintenance gardens, parking for two cars and includes a useful storage shed.

Sea Breeze Park, Queen Street, Hartlepool, TS25 1FJ

2 Bedroom - Bungalow - Detached

£95,000

EPC Rating: Exempt

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

ENTRANCE PORCH

10'9 x 2'10 (3.28m x 0.86m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, glazed internal door.

LOUNGE AREA

16'10 x 11' (5.13m x 3.35m)

uPVC double glazed bay window to the front aspect, feature fire surround with electric fire and 'marble' style back and base, double radiator, glazed internal door to the sun room.

DINING AREA

6'6 x 8'3 (1.98m x 2.51m)

Linking to both the kitchen and lounge area, with uPVC double glazed bay window to the front aspect.

SUN ROOM

11'3 x 8'2 (3.43m x 2.49m)

Offering a variety of uses, with uPVC double glazed door to the garden, PVC panelling to ceiling.

KITCHEN

10'6 x 9'1 (3.20m x 2.77m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for cooker and washing machine, space for free standing fridge/freezer, tiling to splashback, uPVC double glazed window to the side aspect, built-in storage cupboard with gas central heating boiler and sliding doors.

INNER HALL

7'5 x 3' (2.26m x 0.91m)

Access to both bedrooms and shower room.

BEDROOM ONE

13'11 x 9'4 (4.24m x 2.84m)

Two uPVC double glazed windows allowing a good degree of natural light, fitted wardrobes with matching dressing area and drawers, single radiator.

BEDROOM TWO

10'11 x 9'5 (3.33m x 2.87m)

Built-in wardrobes with matching drawers, uPVC double glazed window to the rear aspect, single radiator.

SHOWER ROOM/WC

5'6 x 6'6 (1.68m x 1.98m)

Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and electric shower, pedestal wash hand basin with chrome dual taps, low level WC, panelling to splashback, uPVC double glazed window to the side aspect, convector radiator.

EXTERNALLY

The property features generous surrounding gardens which should prove to be low maintenance, including pebbled, lawned and paved areas, with a double width driveway to the rear providing secure parking. A useful storage shed is included in the asking price.

NB

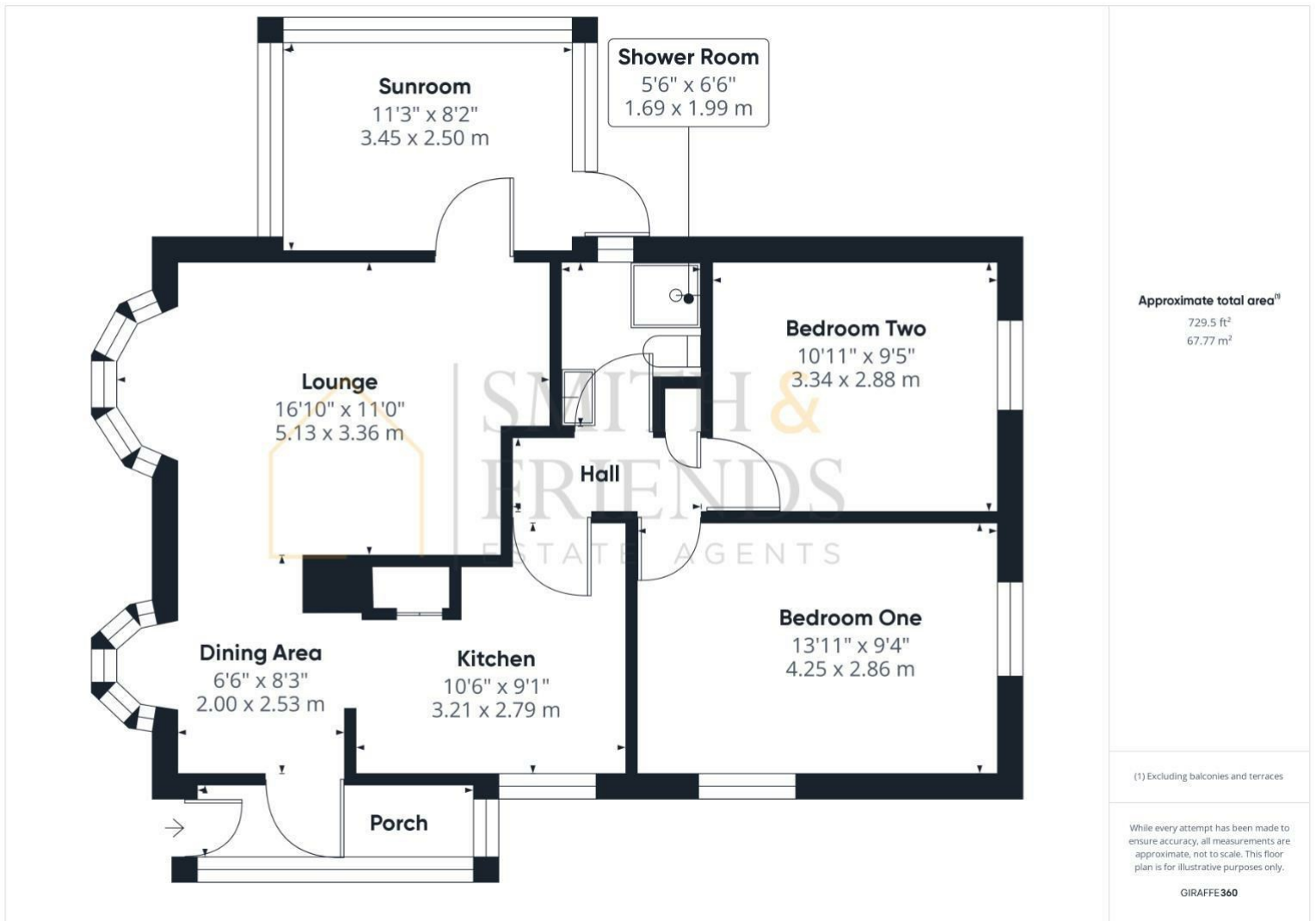
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Sea Breeze Park, Queen Street, Hartlepool, TS25 1FJ



www.smith-and-friends.co.uk



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

