



**** PLEASANT CORNER POSITION WITH GARDENS TO FOUR SIDES ** IDEAL FOR RETIREMENT **** An easily managed two bedroom detached park home which is offered with **NO UPPER CHAIN**. This double unit occupies a pleasant position and benefits from gardens to four sides. Features include gas central heating and has uPVC double glazing. Internally, the home is well presented throughout and comes with viewing strongly recommended.

The floor plan briefly comprises: entrance hall, lounge, inner hallway with built-in storage cupboard, fitted kitchen which has space for appliances, two double bedrooms and a modern shower room/WC which has been fitted with a white suite. Externally are gardens to four sides, with off street parking for up to four cars. Elm Tree Park is located in the sought after Seaton Carew area of Hartlepool and is within easy strolling distance to the seafront.

The park itself features a fully licensed clubhouse and ample visitor parking. These park homes are an ideal purchase for semi-retired/retired couples wishing to enjoy all the features and benefits of a conventional home, with the added benefit of becoming part of a friendly/close knit community with added security and peace of mind.

**Sea Breeze Park, Queen
Street, Hartlepool, TS25 1AJ
2 Bed - Bungalow - Detached
£100,000
EPC Rating:
Council Tax Band: A**



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PORCH

uPVC double glazed glass panelled door, door into:

ENTRANCE HALL

uPVC double glazed entrance door, radiator.

LOUNGE

14'7 x 10'11 (4.45m x 3.33m)

uPVC double glazed windows to front and side, single radiator.

INNER HALLWAY

Built-in storage.

KITCHEN

10'6 x 8'1 (3.20m x 2.46m)

Fitted with a range of base, wall and drawer units with working surfaces, single drainer stainless steel sink unit, built-in oven and hob with extractor, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window.

BEDROOM 1

13'10 x 9'5 (4.22m x 2.87m)

uPVC double glazed window, radiator, built-in storage.

BEDROOM 2

11' x 9'5 (3.35m x 2.87m)

uPVC double glazed window, radiator.

FAMILY SHOWER ROOM/WC

Fitted with a three piece white suite comprising: shower cubicle with electric shower fitting over, pedestal wash hand basin with mixer tap, close coupled WC, uPVC double glazed window.

EXTERNALLY

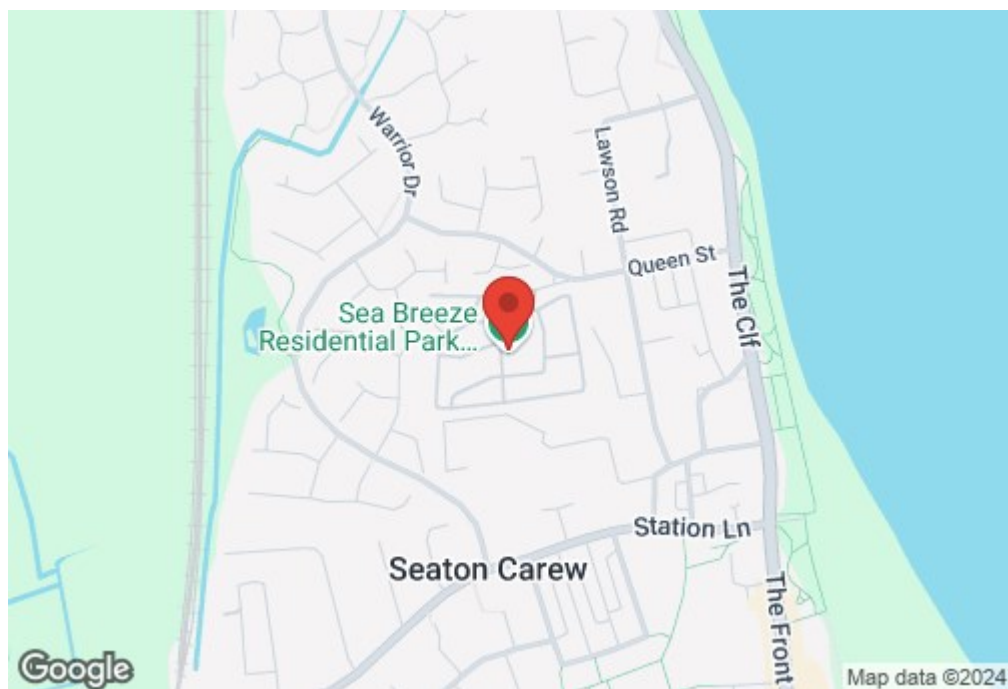
Positioned on a large corner plot with gardens to four sides and off street parking for four cars.

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.



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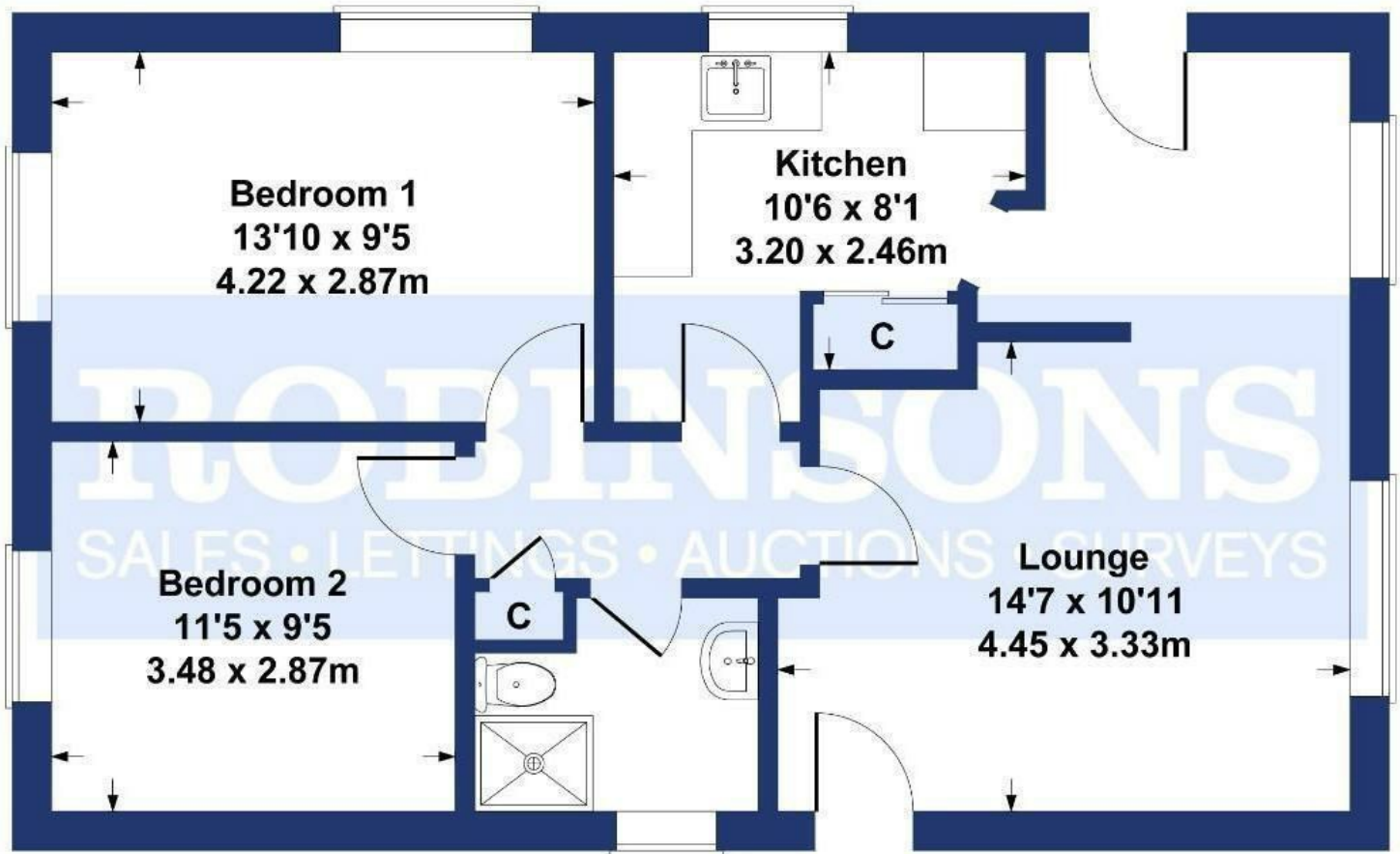


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Sea Breeze Park, Hartlepool

Approximate Gross Internal Area

640 sq ft - 59 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2020

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. Smith & Friends Estate Agents 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.

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