



*****REDUCED*****A modern **FOUR BEDROOM** detached property on Harvester Close, in a popular part of Seaton Carew, close to the seafront. The home offers spacious accommodation that features a modern upgraded kitchen, bathroom and en-suite. An ideal purchase for family requirements, with further benefits including gas central heating, uPVC double glazing and secure burglar alarm system. The internal layout comprises: entrance hall with stairs to the first floor and access to a guest cloakroom/WC, the bay fronted lounge includes an attractive feature fire surround and electric fire, whilst the open plan kitchen/dining room offers an enviable space for entertaining family and friends, the kitchen area is fitted with modern gloss units with a range of built-in appliances. The garage has been part converted with the addition of a useful utility room. To the first floor are four bedrooms, the generous master bedroom benefitting from built-in wardrobes and modern en-suite shower room, the remaining bedrooms are served by the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front, allowing off street parking, the original garage has been part converted with storage to the front. The enclosed rear garden enjoys a **SOUTHERLY ASPECT** with lawn and patio areas. **VIEWING RECOMMENDED.**

Harvester Close, Hartlepool, TS25 1GD

4 Bedroom - House - Detached

Asking Price £249,950

EPC Rating: C

Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door with uPVC double glazed side screen, modern laminate flooring, spindled staircase to the first floor with newel post, coving to ceiling, radiator with cover included.

GUEST CLOAKROOM/WC

Fitted with a modern two piece white suite comprising: inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, low level WC, tiling to splashback, laminate flooring, extractor fan, convector radiator.

FAMILY LOUNGE

17'4 into bay x 10'4 (5.28m into bay x 3.15m)

uPVC double glazed bay window to the front aspect, feature fire surround with electric fire, fitted carpet, coving to ceiling, television point, two convector radiators.

OPEN PLAN KITCHEN/DINING ROOM

25' x 9'9 (7.62m x 2.97m)

KITCHEN AREA

Fitted with a modern range of grey gloss units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with separate five ring gas hob and extractor hood over, black glass splashback, additional 'brick' style tiling to splashback, integrated dishwasher, breakfast bar area, modern laminate flooring, uPVC double glazed window to the rear aspect, inset spotlighting to ceiling, convector radiator.

DINING AREA

Matching laminate flooring, coving to ceiling, uPVC double glazed French doors with matching side screens to the rear garden.

UTILITY ROOM

Fitted worktop with space below for washing machine and dryer, eye level units, space for free standing fridge/freezer, matching laminate flooring, gloss unit.

FIRST FLOOR

LANDING

Built-in storage cupboard, fitted carpet, hatch to loft space.

BEDROOM ONE

11'3 x 11'1 (3.43m x 3.38m)

A good sized master bedroom with 'his & hers' double wardrobes, uPVC double glazed window to the front aspect, fitted carpet, convector radiator, access to en-suite.

EN-SUITE SHOWER ROOM/WC

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome overhead shower with separate attachment, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with matching back and vanity area above, tiling and panelling to splashback, extractor fan, uPVC double glazed window to the front aspect, chrome heated towel radiator.

BEDROOM TWO

11'3 x 10'7 (3.43m x 3.23m)

uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

BEDROOM THREE

8'3 x 7'1 (2.51m x 2.16m)

uPVC double glazed window to the front aspect, modern laminate flooring, television recess, convector radiator.

BEDROOM FOUR

11'3 x 8'4 (3.43m x 2.54m)

Built-in single wardrobe/storage cupboard, laminate flooring, uPVC double glazed window to the rear aspect, convector radiator.



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FAMILY BATHROOM/WC

Fitted with a modern three piece white suite comprising: 'L' shaped panelled bath with chrome mixer tap, shower over and separate attachment, protective glass shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiling to splashback, uPVC double glazed window to the rear aspect, PVC panelling to ceiling, extractor fan, chrome heated towel radiator.

EXTERNALLY

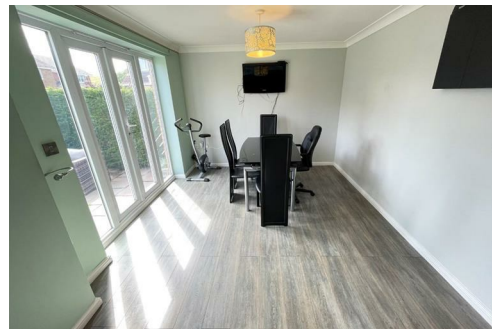
The property features a low maintenance front which allows useful off street parking, whilst leading to the garage/storage area. A gate to the side of the property leads through to the southerly aspect rear garden which should prove to be a suntrap in the summer months, with lawn and patio areas.

GARAGE/STORAGE

Accessed via an up and over door, light and power points.

NB

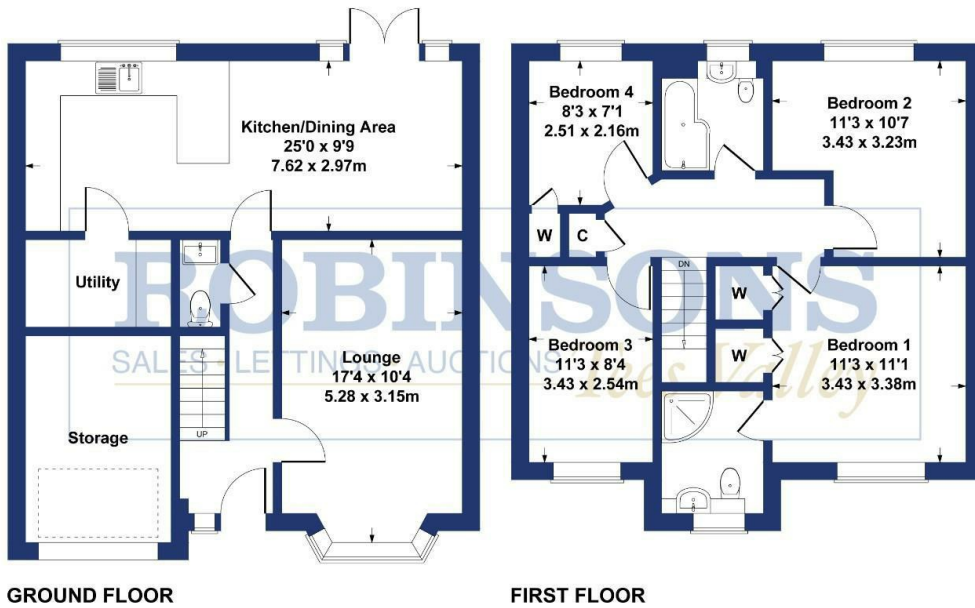
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Harvester Close

Approximate Gross Internal Area
1263 sq ft - 117 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	69	
(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.

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