



39 Cath Hill Close

, Hartlepool, TS25 2FD

£280,000



Igomove take great pleasure in presenting this excellent four bedroomed detached property located in the desirable Seaton Carew area, in close proximity to a variety of shops, leisure facilities, to schools and bus services, it also provides several desirable elements including; four large bedrooms (master benefitting from en suite shower room), modern family bathroom, excellent lounge, huge dual aspect living room (formally a double garage), contemporary open concept kitchen diner, utility room, guest cloakroom, inviting entrance hallway, well tendered gardens (rear is West facing), extensive driveway, UPVC double glazing, air source heat pump, under floor heating, superb decor, bespoke wall panelling, fitted blinds, solar panels, alarmed, all new carpeting to the first floor, no onward chain, freehold.



Attractive stone facade, well presented lawned garden with planted borders, two car block paved driveway with electric vehicle charger, front door into;

Inviting entrance hallway with stairs to the first floor accommodation, bespoke wall panels, impeccable decor, shoe storage under stairs, laminate flooring.

Delightful lounge situated to the front of the property, bespoke wall panelling, neutral decor, laminate flooring.

Huge dual aspect living room benefitting from twin windows to the front elevation and French doors opening to the rear, bespoke wall panelling, stylish decor, laminate flooring, under floor heating.

Open concept kitchen diner fitted with an array of sleek larder, wall, base and drawer cabinets, complimentary surfaces, integrated microwave, integrated oven, integrated gas hob, integrated stainless multifunction extractor, integrated fridge/freezer, integrated dishwasher, stainless one and a half bowl sink with chrome mixer tap, ample dining space, tiled flooring, superb decor, custom wall panelling, recessed spotlights, bifold doors opening to the rear garden.

Useful utility room with plumbing for washing machine, space for tumble dryer, modern cabinets, complimentary surfaces, tiled backsplash, stainless sink with chrome mixer tap, tiled floor, half glazed rear access door.

Guest cloakroom which comprises close coupled WC and wall mounted wash basin, tiled backsplash.

To the first floor landing there is a fitted storage cupboard.

Master double bedroom situated to the front of the property with mirrored fitted wardrobes, stylish wall panelling, beautiful decor and also benefitting from;

En suite shower room comprising shower enclosure, close coupled WC and pedestal wash basin, complimentary tiling to walls and floor.

Bedroom two is another double with mirrored fitted wardrobes located to the rear, superb decor.

Bedroom three has a rear aspect window is of double proportions and has mirrored fitted wardrobes, excellent decor.

Bedroom four is a further front aspect double, fabulous decor.

The beautiful family bathroom comprises bath, close coupled WC and pedestal wash basin, complimentary tiling, half mirrored wall, tiled floor, recessed spotlights.

To the rear is an enclosed large lawned West facing garden with patio area.

This fabulous and greatly extended detached residence is impeccably presented and offered with vacant possession assured and no onward chain, it also generates income of approximately £1200 pa from the solar panels, contact us at Igomove today to arrange your viewing.

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Area Map



Floor Plan



Energy Efficiency Graph

