



The Wickets, Seaton Carew Hartlepool TS25 2BD

welcome to

The Wickets, Seaton Carew Hartlepool

This stunning four-bedroom detached residence offers beautifully presented and thoughtfully designed accommodation, ideal for a growing family.

Entrance Hall

Entered via composite double glazed door, window panels on both sides of door, UPVC double glazed window to front and side, tiled flooring, wall mounted vertical radiator, door leading to lounge, door leading to kitchen, door leading to downstairs WC, stairs to first floor, spotlights, coved cornicing.

Downstairs Wc

Low level low flush WC, vinyl flooring, chrome heated towel rail, feature corner tiling, feature glass sink and mixer tap, feature porthole window in to entrance hallway.

Dual Aspect Lounge

UPVC double glazed window to front, UPVC double glazed French doors to rear, two radiators, feature wall mounted log effect gas fire with marble surround, TV point, coved cornicing, spotlights.

Kitchen

Tiled flooring, UPVC double glazed window to rear x2, UPVC composite barn style door, two wall mounted vertical anthracite grey radiators, beautiful range of stone grey gloss base units with contrasting wall bank in dark grey, ceramic working surfaces, inset electric wifi Neff oven, inset electric wifi Neff microwave-oven and warming draw, granite inset sink with swan neck mixer tap, breakfasting island that includes five ring Neff induction hob with designer extractor over and wine cooler, plumbing and recess for integrated washing machine, plumbing and recess for integrated dishwasher, space for free-standing American style fridge/freezer, space for dining table, large corner larder cupboard, integrated door leading to garage.

Landing

Stairs from hallway, loft hatch access, coved

cornicing, doors leading to all principal rooms.

Master Bedroom

Dual aspect with UPVC double glazed window to front, UPVC double glazed French doors to rear leading to balcony, UPVC double glazed windows on each side, coved cornicing, radiator, loft hatch access.

Balcony - on dwarf wall with wrought iron fence.

En- Suite Shower Room

UPVC double glazed window to rear, tiled flooring, part tiled walls, wash hand basin with mixer tap on vanity unit with feature tiled splashback, low level low flush WC, shaver point, double walk in electric shower with rainfall shower head, hand held attachment, wall niche, spotlights, shutters on windows.

Bedroom 3

UPVC double glazed window to front, radiator, coved cornicing.

Bedroom 2

UPVC double glazed window to front, radiator, coved cornicing, built in storage cupboard.

Bedroom 4

UPVC double glazed window to rear, radiator, coved cornicing.

Family Bathroom

Ultra modern, UPVC double glazed window to rear, tiled flooring, Karndean flooring, wall mounted wash hand basin with mixer tap and feature splashback, wall mounted concealed cistern low level low flush WC, spotlights, coved cornicing, wall mounted silver towel heated radiator, copper clad bath with mixer



tap and hand held attachment.

Rear Garden

Shaped lawn area, fence enclosed, outdoor tap, patio area, stone bed section, walkway leading to wood built summerhouse, decking section, mature planted borders with sleepers, side gives access to wooden gate leading to front of property, double outdoor sockets, garage, custom built shed to the side of the house, two further storage sheds.

Summerhouse

Insulated, log burner, double glazed windows, double glazed French doors, power and lighting.

Front Of Property

Wall and fence enclosed, double width driveway leading to garage, patio walkway to front door, large lawned area with mature stocked borders, slate bed area with patio seating, double outdoor sockets.

Garage

Houses wall mounted combi boiler, UPVC double glazed window to side, remote control roller shutter door, insulated, power and lighting, battery storage for solar panels, integrated door into kitchen.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online mannersandharrison.co.uk/Property/HAR120656



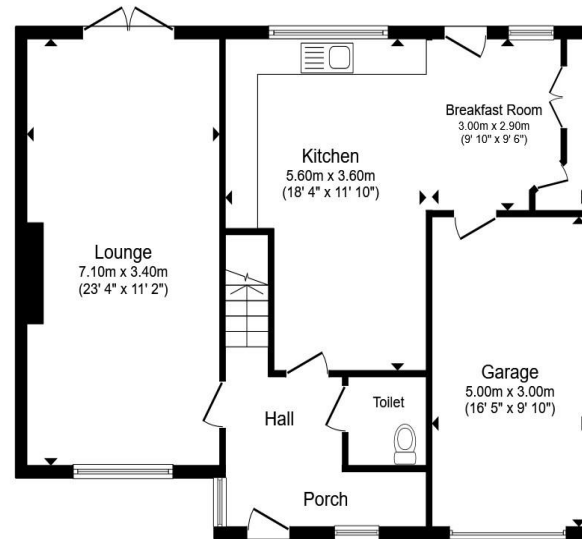
welcome to

The Wickets, Seaton Carew Hartlepool

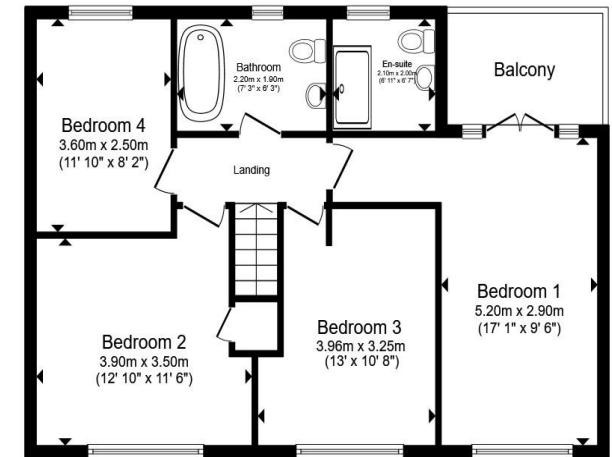
- GAS CENTRAL HEATING THROUGHOUT
- UPVC DOUBLE GLAZING THROUGHOUT
- MASTER BED WITH SEA VIEW
- POPULAR LOCATION
- SOLAR PANELS

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£350,000



Ground Floor



First Floor

Total floor area 150.8 m² (1,623 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


manners
& harrison

view this property online mannersandharrison.co.uk/Property/HAR120656



Property Ref:
HAR120656 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk