



## 31 Cath Hill Close

, Hartlepool, TS25 2FD

**£215,000**



Positioned within a highly sought-after modern development in the heart of Seaton Carew, this immaculately presented four-bedroom semi-detached townhouse offers stylish, contemporary living set over three spacious floors—perfect for growing families or those seeking versatile accommodation near the coast.

### Location:

Cath Hill Close is perfectly positioned within Seaton Carew, offering easy access to local amenities, well-regarded schools, and excellent transport links. The nearby coastline provides stunning beaches and scenic walks, making this an ideal location for both convenience and lifestyle.



### About The Property:

The property opens into a bright and welcoming entrance hallway, finished with a clean, contemporary style that flows throughout the home. From here, there is internal access to the integral garage, providing excellent storage or secure parking, electronic cat charging port to the front of the property, along with a convenient ground floor WC. To the rear of the property, the impressive kitchen/dining room offers a modern and functional space, fitted with sleek units, quality worktops, and integrated appliances. There is ample room for dining, with Bi-fold doors opening onto the landscaped rear garden, allowing for seamless indoor-outdoor living.

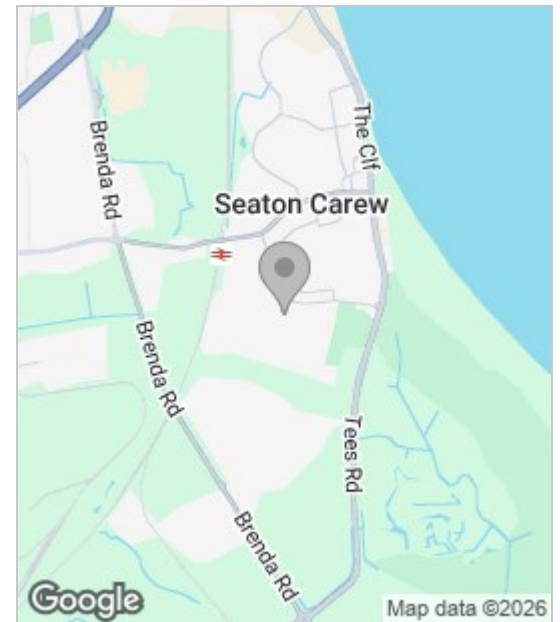
The first floor hosts a generous and stylish lounge, tastefully decorated and perfect for relaxing or entertaining. Also on this level lies the master bedroom, a spacious double room benefiting from large fitted wardrobes and its own modern en-suite shower room, creating a private retreat.

The second floor offers three further well-sized bedrooms, ideal for family members, guests, or home office use. The second bedroom also benefits from its own en-suite while the remaining two rooms are served by a contemporary family bathroom, featuring a high-quality suite including a freestanding bath and elegant tiling.

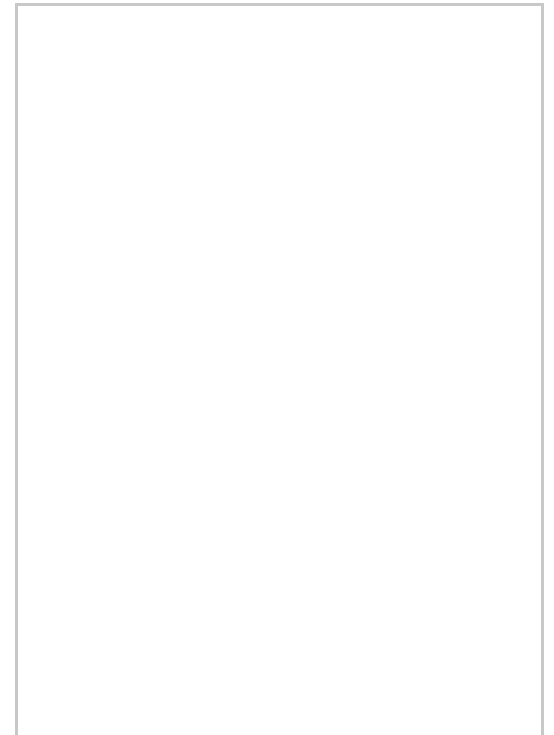
Externally, the property enjoys a private, low-maintenance rear garden, thoughtfully designed with a mix of patio, planted areas and large shed. To the front, there is a driveway providing off-street parking alongside an integral garage.

This turn-key, stylish townhouse offers flexible living space across three floors, combining modern design with practical features. Early viewing is highly recommended to appreciate the quality and stunning space this home has to offer. Make it your own and book your viewing today. Igomove are open 7 days a week.

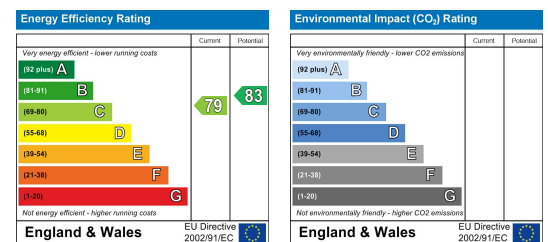
### Area Map



### Floor Plan



### Energy Efficiency Graph



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