



Handley Close, Seaton Carew, TS25 2DY  
3 Bed - House - Detached  
£177,500

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**\*\* GENEROUS SIZED PLOT \*\* WITHIN STROLLING DISTANCE TO THE SEAFRONT \*\*** A modern three bedroom detached house which benefits from a sunny rear garden. The property is located in a cul de sac which can be found on this recently built development on the southern outskirts of Seaton Carew. The home is warmed by gas central heating and has uPVC double glazing. It was built for the owners by Taylor Wimpey to their popular 'Ardingham' design which offers a convenient layout for contemporary lifestyles. The floor plan briefly comprises: long entrance hall, good sized cloakroom/WC, light and airy lounge which has French doors leading to the rear garden, making this a great space to entertain in the summer, separate dining room and a good sized kitchen which is located to the front of the property and has been fitted with white 'gloss' style units and includes a built-in oven, hob and recirculating fan. To the first floor are three good sized bedrooms, with the en suite shower room and family bathroom/WC having white suites. Externally are gardens to front and rear, the latter being of a generous size and provides a good degree of privacy, with the added bonus of having a westerly aspect. A two car driveway leads to the integral garage. Fitted carpets are included in the asking price. Due to the shortage of three bedroom detached homes currently available for sale, early viewing comes strongly recommended to avoid disappointment.



## GROUND FLOOR

### LONG ENTRANCE HALL

Entrance door with double glazed inserts, staircase to first floor.

### CLOAKROOM/WC

Fitted with a two piece white suite comprising: pedestal wash hand basin with tiling to splashback, close coupled WC, extractor fan.

### LOUNGE (rear)

14'11 x 10'4 overall (4.55m x 3.15m overall)

Wall mounted flicker flame electric fire, uPVC double glazed French doors with matching side screens to rear garden.

### SEPARATE DINING ROOM (rear)

9'10 x 9'9 overall (3.00m x 2.97m overall)

### FITTED KITCHEN (front)

10'2 x 8'7 overall (3.10m x 2.62m overall)

Fitted with a range of white 'gloss' style base, wall and drawer units with stainless steel finish to handles, 'marble' effect working surfaces in an 'L' shaped layout incorporating inset single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in stainless steel electric oven below, matching canopy housing illuminated recirculating fan above, recess with plumbing for automatic washing machine (machine excluded), 'mosaic' effect tiling to splashback.

## FIRST FLOOR

### LANDING

Built-in airing cupboard housing hot water cylinder, hatch to loft space.

### BEDROOM 1 (front)

14'6 x 10'5 max dimensions (4.42m x 3.18m max dimensions)

### EN SUITE SHOWER ROOM/WC

Fitted with a three piece white suite comprising: shower cubicle with space saving folding door and electric shower fitting, pedestal wash hand basin, close coupled WC, attractive tiling to splashback, extractor fan.

### BEDROOM 2 (rear)

8'10 x 12'6 max dimensions (2.69m x 3.81m max dimensions)

### BEDROOM 3 (rear)

9'10 x 8' max dimensions (3.00m x 2.44m max dimensions)

### FAMILY BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath, pedestal wash hand basin, close coupled WC, attractive tiling to splashback, extractor fan.

### OUTSIDE

To the front of the property is an open plan lawned area with a double width driveway leading to the integral garage. The generous sized rear garden is predominantly laid to lawn with patio area, gated access to both sides.

### INTEGRAL GARAGE

Up and over door.

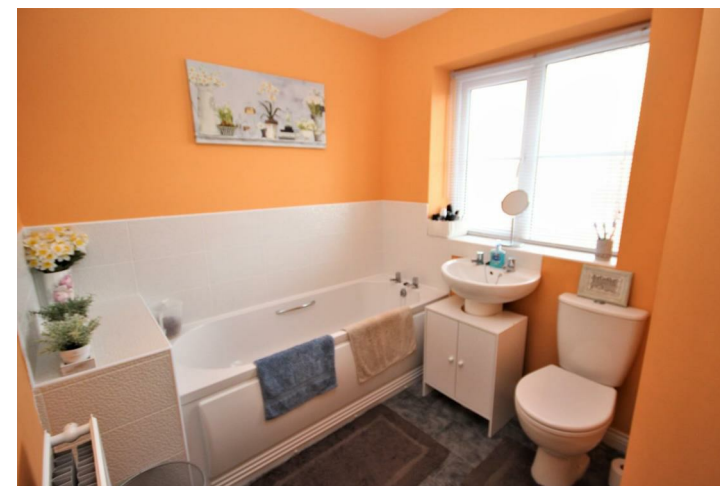
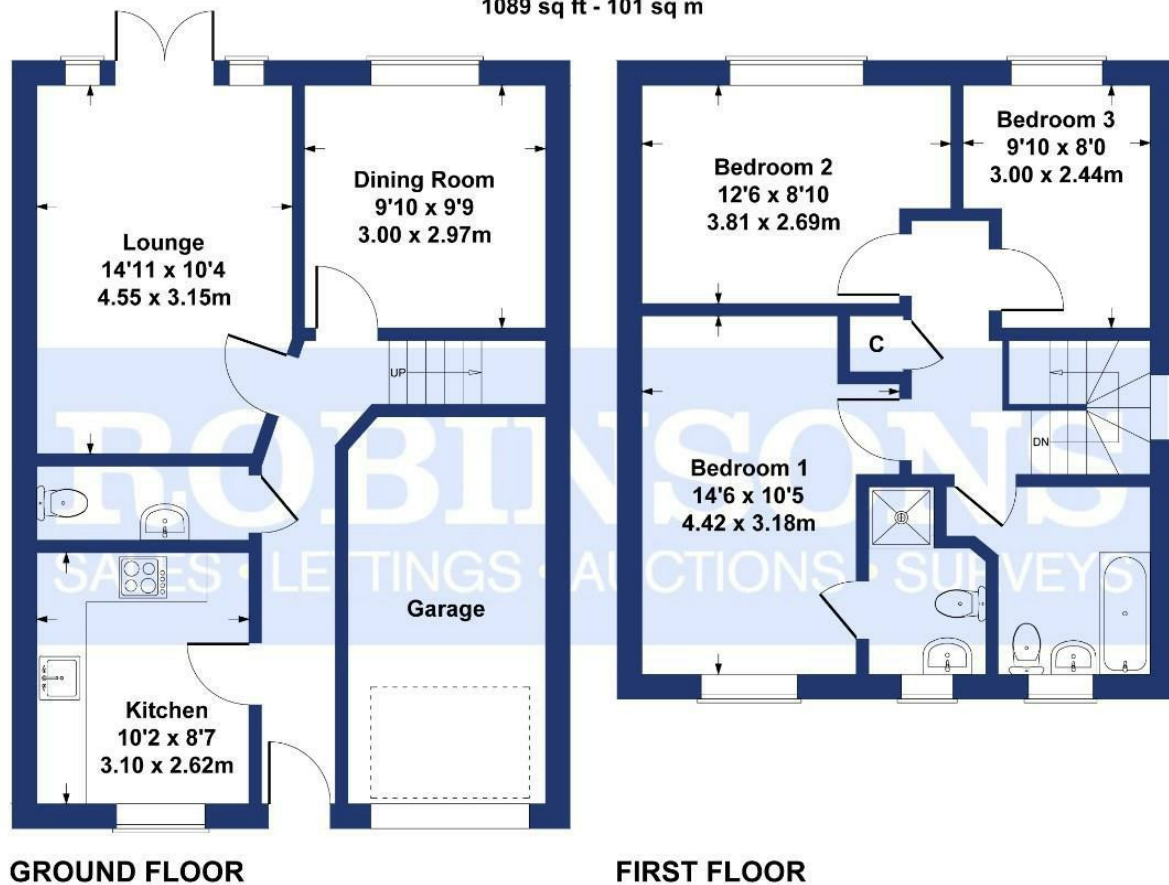






# Handley Close Hartlepool

Approximate Gross Internal Area  
1089 sq ft - 101 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(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	

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