



89 Intrepid Close Seaton Carew Hartlepool TS25 1GF



**** EARLY VIEWING RECOMMENDED ** SELLING ON BEHALF OF PERSIMMON HOMES **** An impressive three bedroom semi detached property occupying a pleasant position on Intrepid Close in a popular part of Seaton Carew close to the seafront. The home offers deceptively spacious accommodation enhanced by a garage conversion allowing an additional reception room. An ideal purchase for a first time buyer or young family, with accommodation featuring gas fired central heating and uPVC double glazing. An internal viewing comes highly recommended to appreciate the space on offer, with the full layout briefly comprising: entrance hall with stairs to the first floor and access to a useful cloakroom/WC which is fitted with a two piece white suite. The spacious kitchen/breakfast room is fitted with units to base and wall level with ample space for appliances, space for a dining table and chairs and includes a built-in oven, hob and extractor.

EPC RATING: C

ASKING PRICE - £114,950

SELLING ON BEHALF OF PERSIMMON HOMES



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The lounge features uPVC double glazed French doors to the rear garden, whilst the converted garage is used as a dining room with an additional set of uPVC double glazed French doors to the rear garden. To the first floor are three bedrooms, the master featuring fitted wardrobes. They are served by the family bathroom/WC which is fitted with a three piece white suite. Externally, the property benefits from off street car parking, a low maintenance front garden and an enclosed rear garden with decked patio.

GROUND FLOOR:**ENTRANCE HALL:**

Accessed via a replacement composite entrance door with double glazed inserts, fitted with modern laminate flooring, staircase to the first floor with fitted carpet, convector radiator, access to:

CLOAKROOM/WC:

Fitted with a two piece white suite with chrome fittings comprising: pedestal wash hand basin with chrome dual taps and tiled splashback, low level WC, modern laminate flooring, wall mounted gas central heating boiler, uPVC double glazed window to the front aspect, convector radiator.

KITCHEN/BREAKFAST ROOM: 13'8x11'8 (4.17m x 3.56m) (overall)

A spacious kitchen/breakfast room which is fitted with units to base and wall level with brushed stainless steel handles and complementing 'marble' effect 'roll-top' work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiled splashback, recess with plumbing for automatic washing machine, space for free standing fridge/freezer, fitted lino, uPVC double glazed window to the rear aspect, convector radiator, access to lounge and dining room.

LOUNGE: 14'8x11'6 (4.47m x 3.51m) (overall)

A generous sized lounge enjoying a good degree of privacy being to the rear of the property and featuring uPVC double glazed French doors which open to the rear garden, uPVC double glazed window, modern laminate flooring, under stairs storage cupboard, convector radiator, television point.

DINING ROOM: 15'10x8'1 (4.83m x 2.46m) (overall)

Converted from the original garage and currently used as a dining room but offering possible use as a sitting room with uPVC double glazed French doors which open to the rear garden, inset spotlighting to ceiling, convector radiator.

FIRST FLOOR: LANDING:

Fitted carpet, convector radiator, hatch to loft space.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

BEDROOM 1: 11'8x9'10 (3.56m x 3m) (overall)

Featuring custom wardrobes with fitted hanging rails and shelving, useful over stairs storage cupboard, two uPVC double glazed windows to the front aspect giving the room a good degree of natural light, fitted carpet, convector radiator, television point.

BEDROOM 2: 9'5x8'1 (2.87m x 2.46m) (overall)

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

BEDROOM 3: 6'8x6'5 (2.03m x 1.96m) (overall)

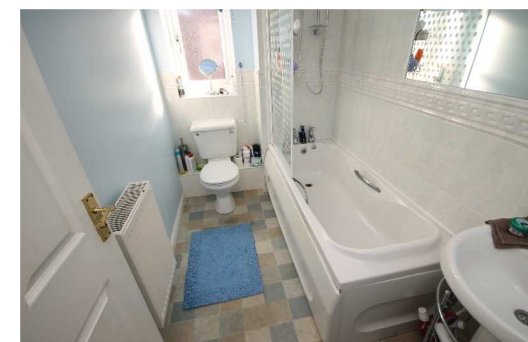
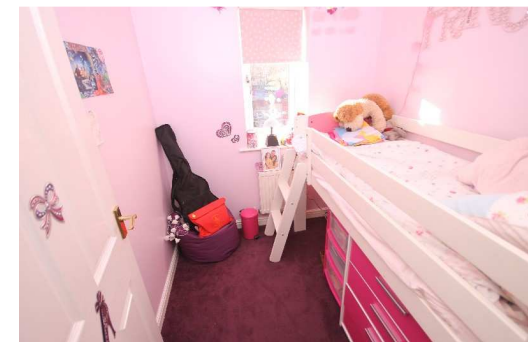
uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

BATHROOM/WC:

Fitted with a three piece white suite with chrome fittings comprising: panelled bath with chrome dual taps and Mira shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, 'tile' effect fitted lino, fitted extractor fan, convector radiator.

OUTSIDE:

The property benefits from off street car parking, whilst the front garden should prove to be easy maintenance being predominantly laid to lawn. The enclosed rear garden enjoys a good degree of privacy with lawn and decked patio area, gated access, fenced boundaries and timber storage shed included in the asking price.



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