



Hawker Close, Seaton Carew, TS25 2DZ
3 Bed - House - Semi-Detached
£137,950

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Hawker Close Seaton Carew, TS25 2DZ

A modern semi-detached property offering accommodation spread over three floors with three good sized bedrooms. Hawker Close is situated on the recently constructed Seaton Sands development in Seaton Carew only a short stroll from the seafront. Built by Persimmon Homes, the property would make an ideal purchase for a young family or first time buyer. The home benefits from a double driveway to the front, southerly aspect rear garden, gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule through to the lounge, inner hall, cloakroom/WC with white suite, fitted kitchen/dining room with double glazed French doors to the rear garden, two bedrooms on the first floor together with the family bathroom/WC with a white suite, second floor landing leading to the master bedroom with large en suite shower room/dressing room. Externally a double width driveway to the front provides off street parking, whilst to the rear is a southerly aspect enclosed lawned garden.







GROUND FLOOR

ENTRANCE VESTIBULE

Double glazed entrance door to the front elevation, fitted carpet, central heating radiator, panelled door leading to the lounge.

LOUNGE 14'6 x 11'10 (4.42m x 3.61m)

Double glazed window to the front elevation, T.V. aerial point, central heating radiator, built-in under stairs storage cupboard, panelled door leading to inner hallway.

INNER HALLWAY

Staircase giving access to the first floor, panelled doors leading to the cloakroom/WC and kitchen.

CLOAKROOM/WC

Fitted with a white suite comprising: wall mounted wash hand basin with dual taps, tiled splashback, low level WC, extractor fan, central heating radiator.

KITCHEN/DINING ROOM 11'10 x 8'1 (3.61m x 2.46m)

Double glazed window to the rear elevation, fitted base, wall and drawer units with fitted work surfaces having a tiled splashback surround incorporating a single drainer stainless steel sink unit with mixer tap, built-in oven and four ring hob with extractor hood above, space and plumbing for an automatic washing machine, space for an upright fridge/freezer, wall mounted gas boiler providing hot water and central heating, double radiator, double glazed French doors to the rear elevation giving access to the rear garden.



FIRST FLOOR: LANDING

Staircase giving access to the second floor, central heating radiator, panelled doors leading to bedroom two, bedroom three and family bathroom/WC.

BEDROOM 2 11'11 x 11'8 (3.63m x 3.56m)

Two double glazed windows to the front elevation, central heating radiator.

BEDROOM 3 11'10 x 8'8 narrowing to 7'8 (3.61m x 2.64m narrowing to 2.34m)

Double glazed window to the rear elevation, central heating radiator.

FAMILY BATHROOM/WC 7'11 x 5'7 (2.41m x 1.70m)

Fitted with a white suite comprising: panelled bath, pedestal wash hand basin and low level WC, part ceramic tiling to the walls, central heating radiator, extractor fan, double glazed window to the side elevation.



SECOND FLOOR

LANDING

Built-in storage cupboard, panelled door leading to master bedroom.

BEDROOM 1 16'8 x 8'5 (5.08m x 2.57m)

Double glazed 'dormer' style window to the front aspect offering pleasant views of the playing fields to the side, access to the loft, central heating radiator, panelled door leading to en suite shower room/WC.

EN SUITE SHOWER ROOM/WC 10'11 x 5'3 incl stair head (3.33m x 1.60m incl stair head)

Fitted with a white suite comprising: shower cubicle with wall mounted shower, pedestal wash hand basin with dual taps, low level WC, part ceramic tiling to the walls, central heating radiator, extractor fan, double glazed Velux window to the rear elevation.

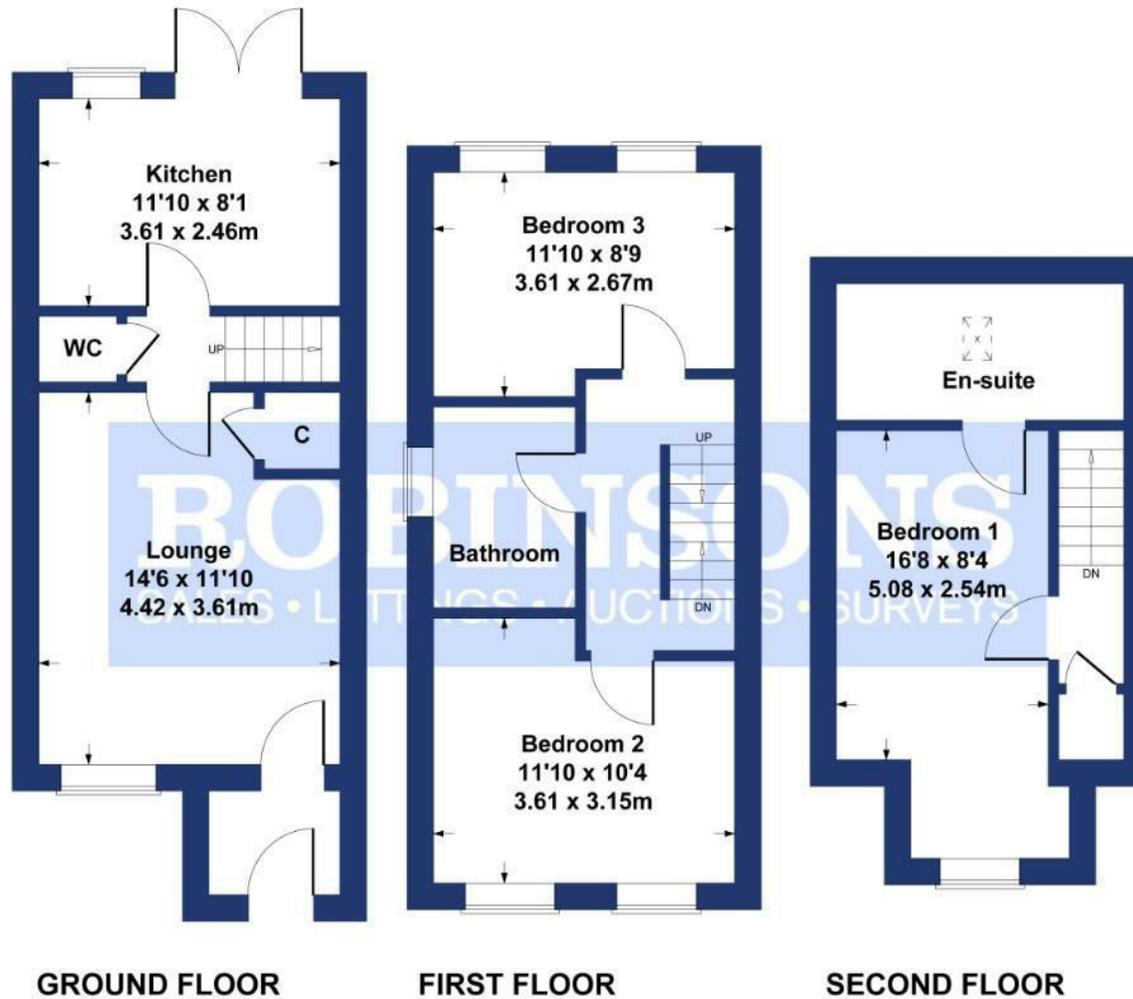
OUTSIDE

A double width driveway provides off street car parking to the front, whilst gated access to the side of the property leads to the enclosed southerly aspect rear garden which is mainly laid to lawn for easy maintenance.



Hawker Close, Hartlepool

Approximate Gross Internal Area
893 sq ft - 83 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.

Produced by Potterplans Ltd. 2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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