



REFURBISHED Character Victorian five bedroom mid terrace house for sale situated in a lovely spot overlooking Beaconsfield square with a communal green on the historic Headland. The property has sea views, is located within a five minute walking distance of multiple beaches, cafes, pubs and local shops. While retaining many original features but with a contemporary finish this stunning family home comes with viewing strongly recommended. Comprising of entrance vestibule through to the inviting hallway, lounge with multi fuel burner fire which is perfect in the winter, 2nd reception / dining room, stunning breakfast kitchen with a range appliances, utility / downstairs toilet . The first floor has three good sized bedrooms, dressing room and luxurious four piece family bathroom. the 2nd floor has a further two bedrooms and an office . The town moor is a 'stones throw' away and, despite the location, parking is plentiful and never had an issue. Externally is a low maintenance palisade to the front and an enclosed yard to the rear which has been laid artificial turf and composite decking.

Beaconsfield Street, Hartlepool, TS24 0NX

5 Bed - House - Mid Terrace

Offers In The Region Of £235,000

EPC Rating: E

Council Tax Band: B

Tenure: Freehold



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Beaconsfield Street, Hartlepool, TS24 0NX

GROUND FLOOR

Entrance Vestibule
Accessed via panelled entrance door, attractive tiled flooring to entrance, door to entrance hall with glazed panel.

Hallway
A deep entrance hall incorporating a spindled staircase to the first floor with newel post, feature archway, radiator and access to both reception rooms and kitchen.

Lounge
14'8 x 14'3 (4.47m x 4.34m)
A generous family lounge with a large uPVC double glazed bay window to the front incorporating 'sash' style windows, multi fuel burner with brick surround and solid oak mantle , double radiator.

2nd Reception Room
13'6 x 12'8 (4.11m x 3.86m)
Ideal for use as a second sitting room or dining room with uPVC double glazed 'sash' style window to the rear aspect, tiled fire surround with gas fire, fitted carpet, coved ceiling, central ceiling mould, television point, double radiator.

Breakfast Kitchen
16'7 x 10 (5.05m x 3.05m)
Re fitted with a range of modern grey hi gloss wall, base and drawer units with woodblock effect worktops and breakfast bar, inset stainless steel sink and drainer with mixer tap, integrated dishwasher, "Rangemaster" style gas cooker with illuminating extractor and part tiled splashback, uPVC double glazed window to the side aspect, additional under stairs storage, uPVC double glazed glass panelled door opening onto the rear yard.

Downstairs Toilet / Utility
White suite with low level WC and wash hand basin with vanity storage, plumbing for washing machine and dryer Three uPVC DG windows.

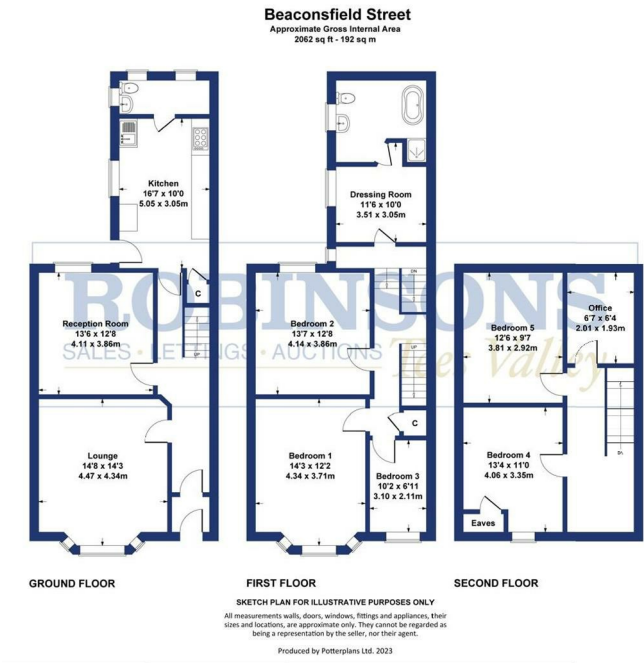
FIRST FLOOR

Half Landing
uPVC DG window - access to dressing room and Family Bathroom

Dressing Room
11'6 x 10' (3.51m x 3.05m)
uPVC DG window radiator and door into family bathroom

Family Bathroom
Stunning White and Chrome suite with free standing double ended bath, pedestal wash hand basin, low level WC double shower cubicle with wall mounted thermostatic shower, co ordinated tiled walls and flooring, heated chrome towel rail and uPVC DG window.

Landing
Spindled staircase to the second floor with useful under stairs storage cupboard,



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. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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			

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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