



Northgate, Headland, TS24 0LJ
3 Bed - House - Semi-Detached
Chain Free £134,950

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Immaculately presented modern three bed semi detached house which has been significantly improved by the current owner. Offered with "NO FORWARD CHAIN" and set on a favourable plot with the potential to extend, viewing is strongly recommended. Benefitting from a stunning open plan kitchen and dining room, modern family bathroom and generously proportioned rooms, this property will appeal to variety of potential buyers.

The accommodation comprises of: entrance porch, open plan dining kitchen, utility and 18' lounge. To the first floor there are three good sized bedrooms (bedroom two with fitted wardrobes) and a modern family bathroom.

Externally: positioned on a favourable plot with the potential to extend (with appropriate planning permission), enclosed paved rear garden with gated access to rear, landscaped private side garden with well maintained lawn, paved patio area and raised flower beds. The front garden has a block paved pathway and raised lawn.





GROUND FLOOR

ENTRANCE PORCH

Double glazed glass panelled door, tiled flooring, oak door into the dining kitchen.

OPEN PLAN DINING KITCHEN

18'9 x 13'4 (5.72m x 4.06m)

Open plan, fitted with an extensive range of oak wall, base and drawer units with complementing working surfaces and co-ordinating splashback, inset stainless steel sink and drainer with mixer tap, freestanding "range" style oven with 7-burner gas hob and illuminating extractor hood over, breakfast bar with useful additional storage, dining area, radiator, double glazed windows to both front and rear aspects, staircase to first floor.

UTILITY

16'4 x 6'9 (4.98m x 2.06m)

Fitted with a range of modern wall, base and drawer units with matching worktops, plumbing for washing machine and dryer, integrated fridge and freezer, two double glazed windows and double glazed glass panelled door opening onto the rear garden.

LOUNGE

17'8 x 10'10 (5.38m x 3.30m)

Double glazed window to front, double glazed French doors opening onto the rear, living flame "coal" effect gas fire with modern surround, radiator.

FIRST FLOOR: LANDING

Double glazed window to rear aspect, access to loft.

BEDROOM 1

10'4 x 12'1 (3.15m x 3.68m)

Double glazed window to front aspect, built-in storage cupboard with combi boiler, radiator.

BEDROOM 2

12'2 x 10'2 (3.71m x 3.10m)

Double glazed window to front aspect, fitted wardrobes, radiator.

BEDROOM 3

8'1 x 7'7 (2.46m x 2.31m)

Double glazed window to rear aspect, radiator.

FAMILY BATHROOM/WC

8'3 x 7'7 (2.51m x 2.31m)

Modern white and chrome suite with "P" shaped panelled bath, thermostatic shower over and glass shower screen, wash hand basin with vanity storage, low level WC, co-ordinated tiled walls and flooring, heated chrome towel rail, double glazed window to rear aspect.

EXTERNALLY

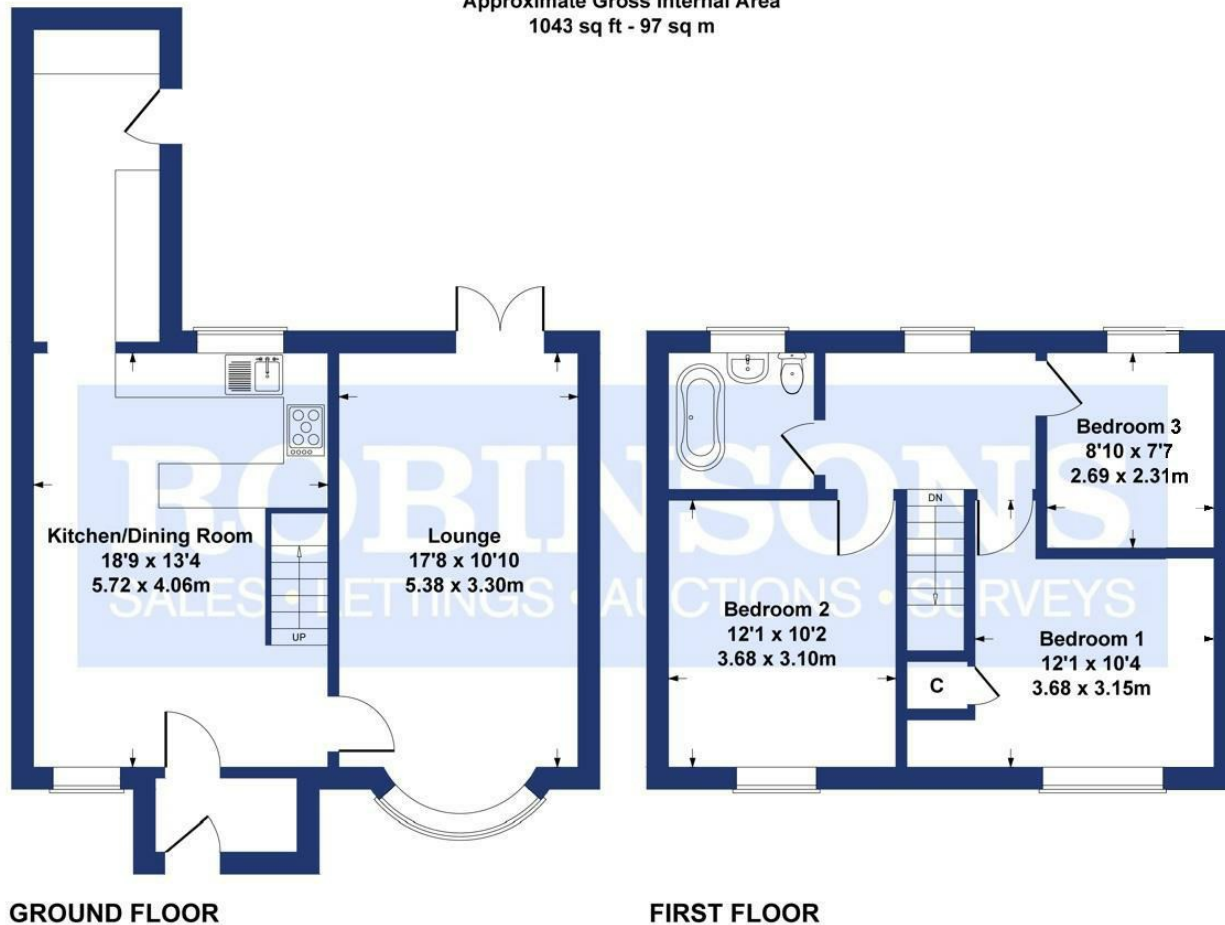
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Northgate

Approximate Gross Internal Area
1043 sq ft - 97 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. 2021



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	

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