

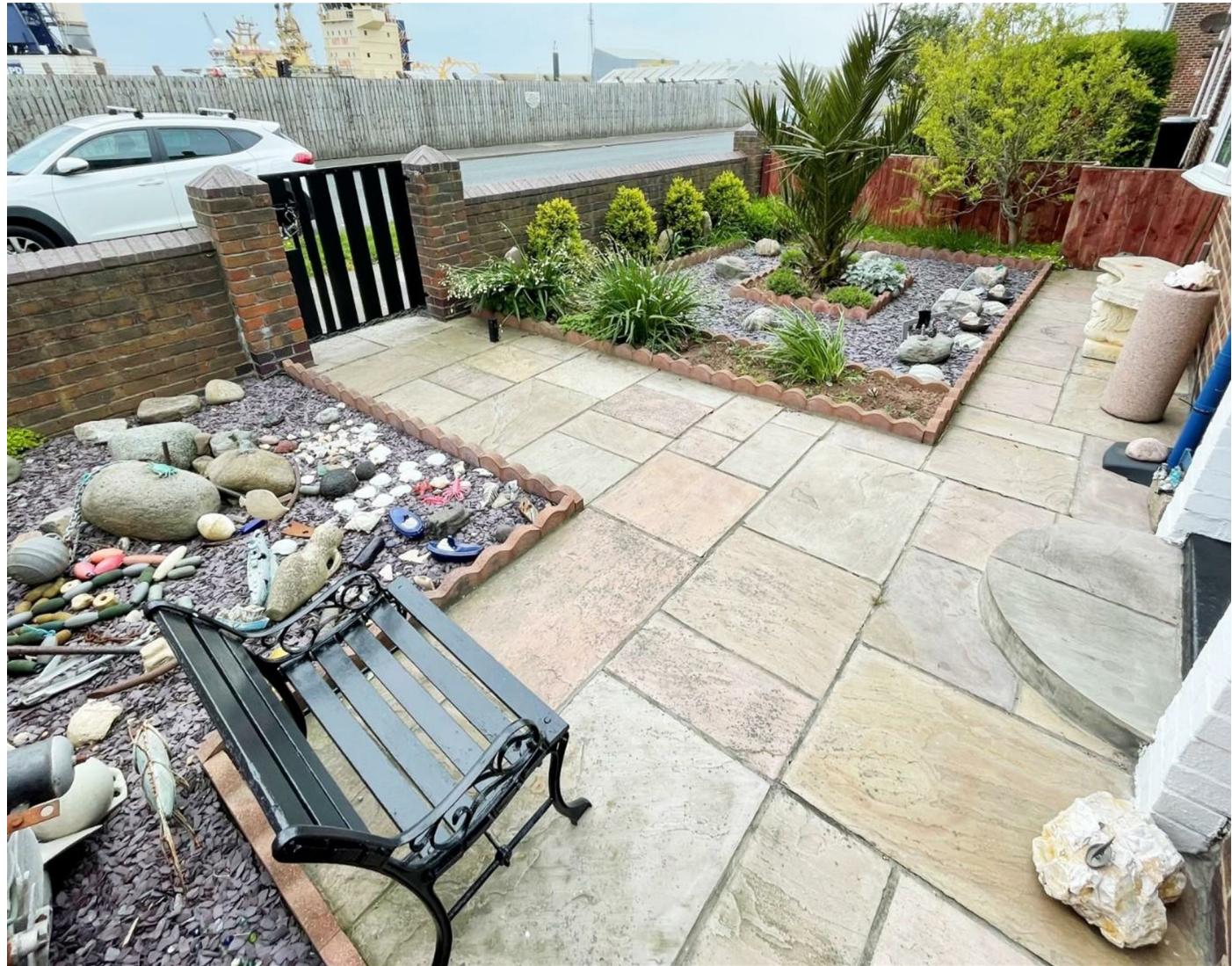


Northgate, Headland, TS24 0LY
2 Bed - House - End Terrace
Offers In Excess Of £89,950

Council Tax Band: A
EPC Rating: D
Tenure: Freehold

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

***** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** A spacious TWO BEDROOM end terraced property occupying a pleasant position on Northgate in a popular part of the Headland close to the seafront. The home would make an ideal purchase for a first time buyer, young family or possible investment opportunity and comes with an internal viewing recommended to appreciate the potential on offer. The accommodation is warmed by gas central heating, features uPVC double glazing, includes a burglar alarm system and CCTV and further benefits from a generous rear garden. The full layout comprises: entrance vestibule with stairs to the first floor and access to the lounge which includes a 'log burner' style electric fire, the dining room links to the kitchen which is fitted with units to base and wall level with built-in oven, hob and extractor. To the first floor are two good sized bedrooms which are served by a modern wet room with walk-in shower. Externally is a low maintenance front and generous enclosed rear garden, with scope to enhance/extend (subject to planning). Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).





GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, uPVC double glazed window to the side aspect, stairs to the first floor, double radiator.

FRONT LOUNGE

16'10 x 10'05 (5.13m x 3.18m)

A good size lounge with uPVC double glazed bow window to the front aspect, fire recess with 'log burner' style electric fire, granite tiled base, oak mantle over, laminate flooring, dado rail, coving to ceiling, single radiator.

REAR DINING ROOM

9'06 x 8'07 (2.90m x 2.62m)

Ideally situated off the kitchen with uPVC double glazed French doors to the rear garden, modern laminate flooring, dado rail, single radiator.

KITCHEN

9'11 x 8'07 (3.02m x 2.62m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiled splashback, recess for washing machine, space for additional appliance, four drawer unit to base level, two uPVC double glazed windows, built-in storage cupboard with gas central heating boiler, uPVC double glazed door to the rear.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, single radiator, hatch to loft space.

BEDROOM ONE

17'00 x 10'04 (5.18m x 3.15m)

A generous master bedroom with uPVC double glazed window overlooking the docks, built-in over stairs storage cupboard, additional storage cupboard, fitted carpet, single radiator.

BEDROOM TWO

12'09 x 8'07 (3.89m x 2.62m)

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

SHOWER ROOM/WC

6'11 x 5'07 (2.11m x 1.70m)

Walk-in shower area with Mira Advance electric shower, pedestal wash hand basin with chrome dual taps, low level WC, modern panelling to walls, non-slip flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

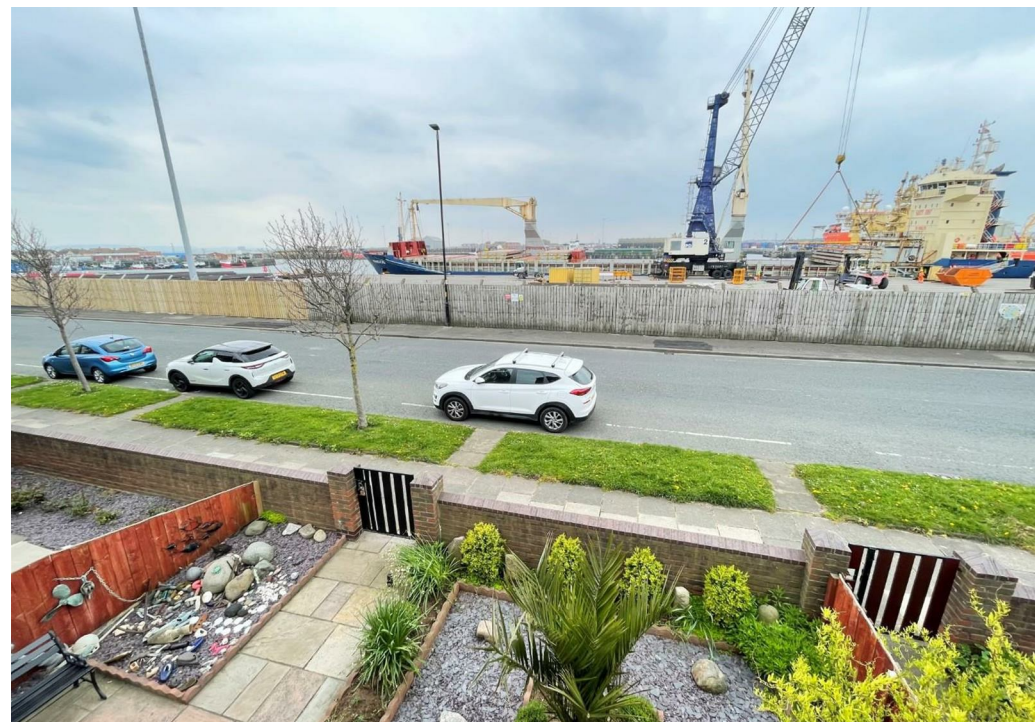
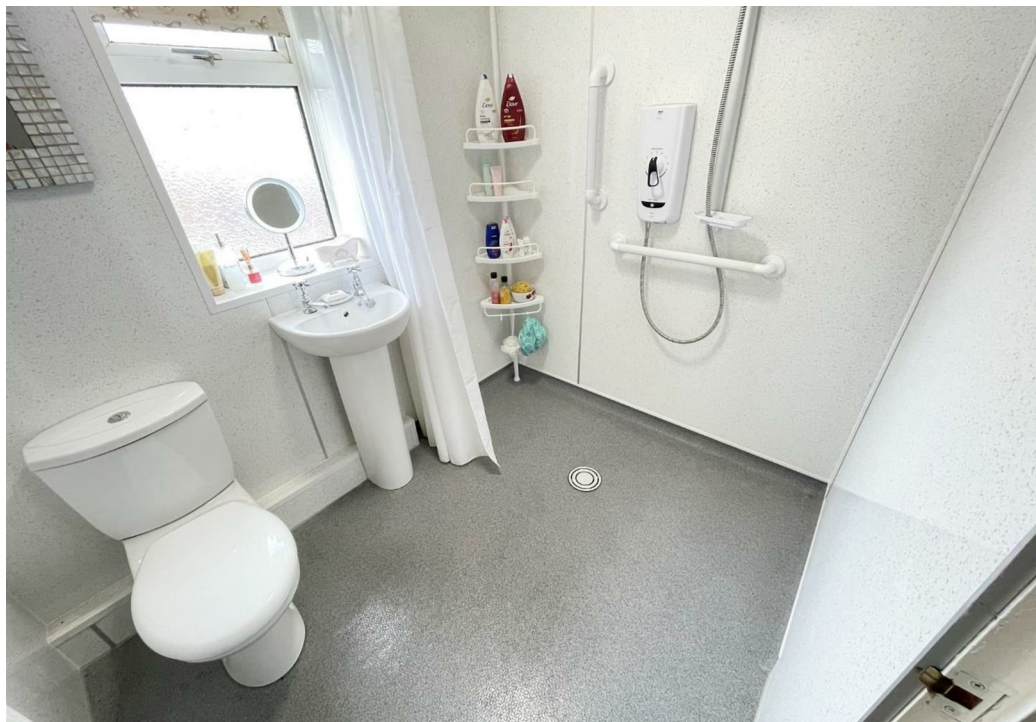
OUTSIDE

The property features an attractively landscaped front garden, with a gate to the side leading through to a generous rear garden with lawn, patio, two useful storage sheds and fenced boundaries. There is scope to enhance/extend the property, whilst also offering space to add a garage, with access to the rear via Corporation Road.

NB

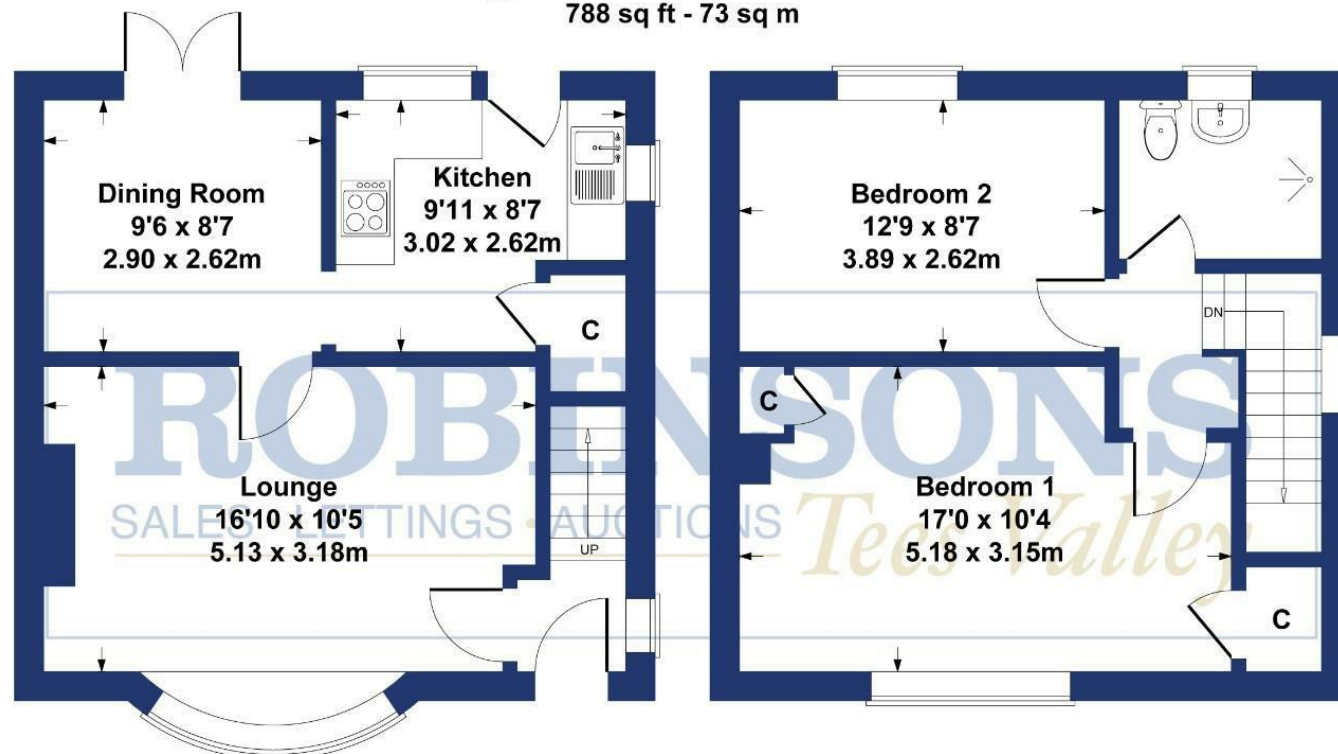
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Northgate

Approximate Gross Internal Area
788 sq ft - 73 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

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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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 Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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