



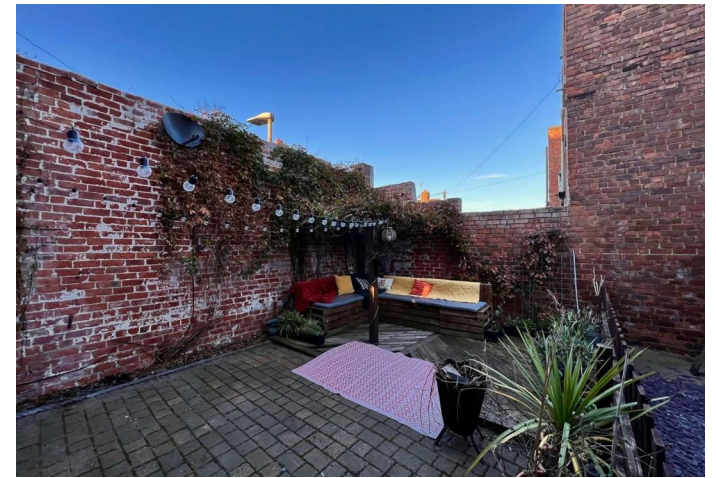
Beaconsfield Square, Headland, TS24 0PA
4 Bed - House - End Terrace
£210,000

Council Tax Band: B
EPC Rating: F
Tenure: Leasehold

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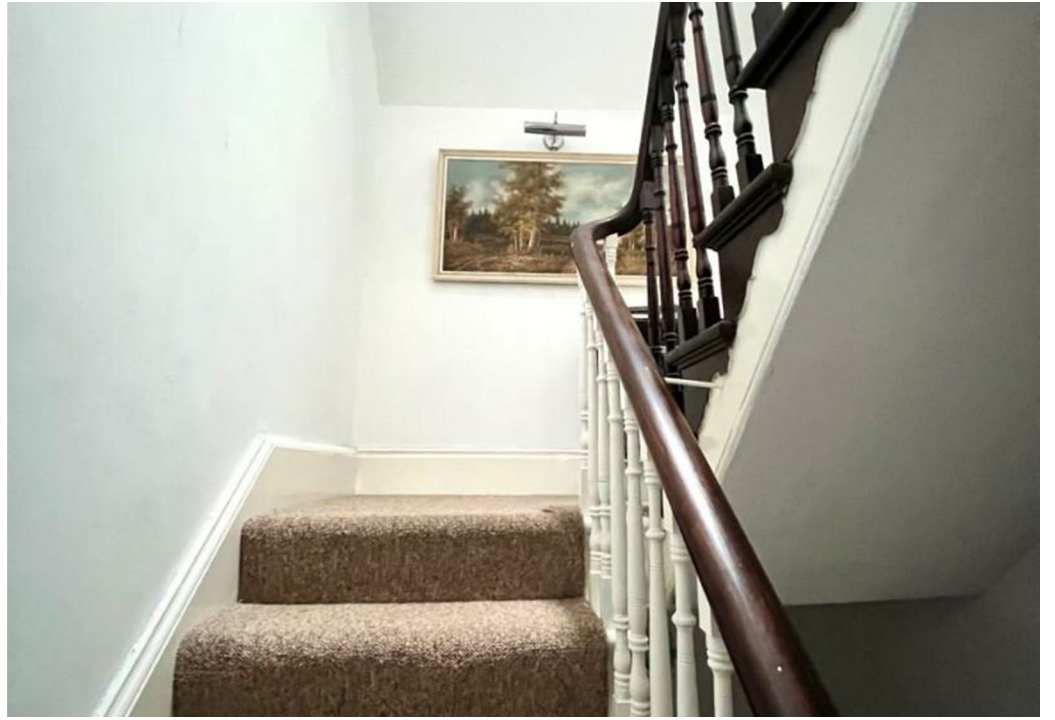
Beaconsfield Square Headland, TS24 0PA

Character Victorian four bedroom end of terrace house for sale situated in a private corner of a quiet square with a communal green on the historic Headland. The property has sea views, original Victorian features and is located within a five minute walking distance of multiple beaches, cafes, pubs and local shops. Fully private cosy front courtyard with decking and seating area along with private back yard. Two spacious reception rooms adjoined by a partial wall knock-through, providing plenty of space for larger families. Fully working open fire which is perfect in the winter, along with dining area and access to rear back yard. The front window is a sash single glazed, however, there is approval for this to be converted to double glazing (the rest of the property has double glazing). Typical Victorian layout with large rear kitchen, with access to separate downstairs toilet and utility room. Natural extraction above oven through chimney and French doors providing access to back yard. Large main bathroom with shower, toilet, claw-foot bath and sink and heated towel rail radiator - 1 year old combi boiler situated in the bathroom providing central heating to the whole property. The property comes with four bedrooms (three large and one smaller room), again, perfect for growing families or anyone wanting to convert spare rooms into a home office or walk-in wardrobe etc. The master bedroom is huge with a marble fireplace and plenty of space for built-in wardrobes. Both east facing bedrooms have a sea view and due to its location, no unexpected visitors, very private and peaceful. The property is located within a conservation area and the spaces around the property are very quiet and private. The town moor is a 'stones throw' away and, despite the location, parking is plentiful and never had an issue. Due to plans to move, it is possible to retain furniture, white goods etc. for any potential buyers if required.









GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via panelled entrance door with fanlight above, attractive wood flooring, deep coving to ceiling, door to entrance hall with etched glass panel with fanlight above.

ENTRANCE HALLWAY

A deep entrance hall incorporating a spindled staircase to the first floor with newel post, attractive walnut wood flooring, feature archway, deep coving to ceiling, convector radiator, access to both reception rooms and kitchen.

LOUNGE

14' x 13'10 (4.27m x 4.22m)

A pleasant family lounge which incorporates a large sash bay window to the front aspect, beautiful exposed brick chimney with 'log burner' style fire and tiled base, picture rail, deep coving to ceiling, central ceiling rose, television point, convector radiator and opening into:

SECOND RECEPTION ROOM

13'11 x 11'8 (4.24m x 3.56m)

Beautiful, exposed brick chimney with fire recess and oak mantle, wood flooring, uPVC double glazed French door to the rear yard, television point, convector radiator.

KITCHEN

20'9 x 10'1 (6.32m x 3.07m)

Fitted with a range of grey 'shaker' style units to base and wall level with complementing 'Iroko' work surfaces incorporating an inset 'Belfast' style sink with chrome mixer tap and attractive tiled splashback, exposed brick chimney with recess for cooking range (included in the asking price), integrated dishwasher, recess for washing machine, uPVC double glazed window to the side aspect, uPVC double glazed French doors to the yard, WALK-IN STORAGE CUPBOARD/UTILITY (5'10 x 4'1) (1.78m x 1.24m) with fitted worktop and space below for appliances.

WC

Fitted with a modern two piece suite and chrome fittings comprising: pedestal wash hand basin with chrome mixer tap, close coupled WC, tiling to splashback, vinyl flooring.

FIRST FLOOR

HALF LANDING

Wood flooring, stairs to main landing, access to family bathroom.

FAMILY BATHROOM

Fitted with a four piece suite and chrome fittings comprising: 'roll-top' style bath with central chrome mixer tap and shower attachment, separate shower cubicle with glass panelled sliding door and chrome overhead shower, pedestal wash hand basin with chrome dual taps, close coupled WC, attractive tiling and wood panelling to splashback, wood flooring, concealed gas central heating boiler, 'column' style radiator with chrome rail.

FIRST FLOOR LANDING

Wood flooring, stairs to the second floor, access to bedrooms one and two.

BEDROOM 1

18'11 x 12'1 (5.77m x 3.68m)

Three uPVC double glazed windows to the front aspect offering a good degree of natural light, attractive marble fire surround with cast iron fire and tiled base, fitted carpet, convector radiator.

BEDROOM 2

13'11 x 11'8 (4.24m x 3.56m)

Attractive feature fire surround with cast iron fire and tiled insert, wood flooring, coving to ceiling, convector radiator.

SECOND FLOOR

HALF LANDING

Fitted carpet, wall light, stairs to main landing.

MAIN LANDING

Fitted carpet, access to bedrooms three and four.

BEDROOM 3

18' x 12'9 (5.49m x 3.89m)

A generous third bedroom which incorporates a 'dormer' style window, fitted carpet, eaves storage, inset spotlighting to ceiling, convector radiator.

BEDROOM 4

11'1 x 8'3 (3.38m x 2.51m)

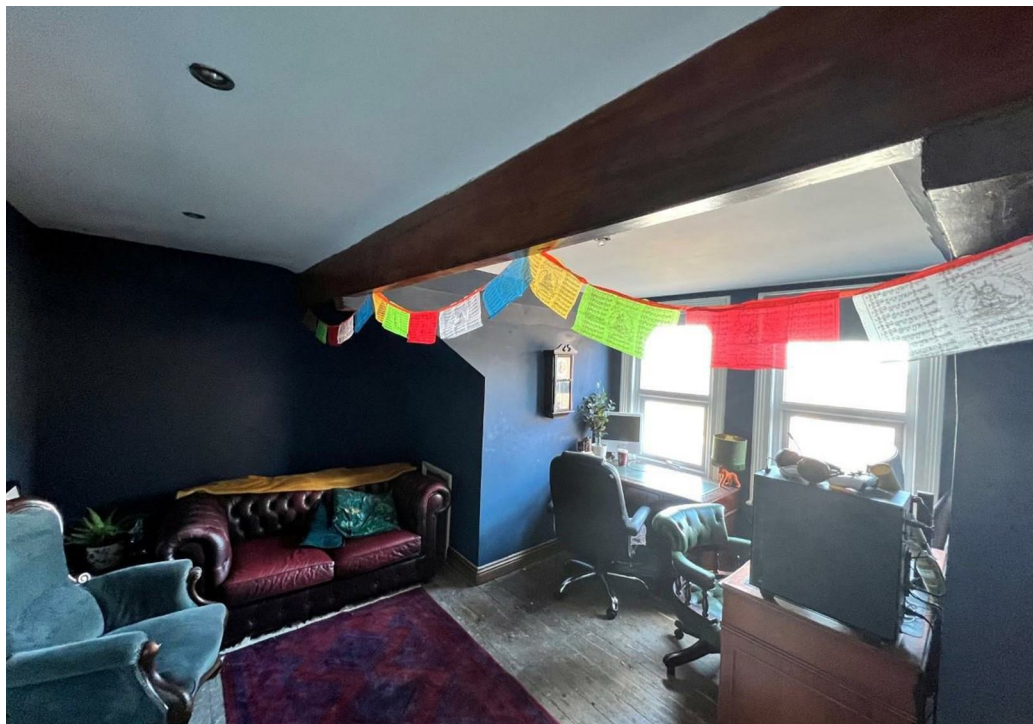
'Bamboo' style laminate flooring, eaves storage, double glazed 'Velux' style window to the rear aspect, convector radiator, inset spotlighting to ceiling.

EXTERNALLY

The property features a pleasant 'courtyard' style garden to the front offering an outside sitting space ideal for entertaining. The enclosed rear yard is designed for low maintenance with gated access.

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.





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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		38
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 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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