



St. Cuthbert Street, Headland, TS24 0EP
3 Bed - House - End Terrace
£135,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS

St. Cuthbert Street Headland Hartlepool TS24 0EP

**** NO CHAIN INVOLVED **** An impressive THREE BEDROOM end terraced property which occupies a pleasant position on St Cuthbert Street in a popular part of the Headland with sea views to the rear. The home offers spacious and well proportioned accommodation, ideal for a first time buyer or young family with TWO RECEPTION ROOMS, whilst also benefitting from a beautiful upgraded kitchen and modern bathroom. Other pleasing features include gas central heating, uPVC double glazing and generous, low maintenance rear garden. An internal viewing comes highly recommended, with a layout which briefly comprises: entrance hall which incorporates stairs to the first floor and access to both reception rooms, the dual aspect lounge includes a modern electric fire, with the dining room linking to the kitchen which is fitted with modern gloss units and includes a range of integrated appliances. To the first floor are three well proportioned bedrooms and the bathroom which features an impressive three piece white suite and chrome fittings. Externally, the property is set back with low maintenance gardens, the spacious rear garden has a patio area, decking, artificial turf and useful outhouse. There is potential for a garage/parking at the rear. The property is well situated for schools and amenities, backs onto Marine Drive and is only a short stroll to the seafront. **VIEWING RECOMMENDED.**











GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door, uPVC double glazed side window, tiled flooring, stairs to the first floor with fitted carpet, convactor radiator.

DUAL ASPECT LOUNGE

16'9 x 9'10 (5.11m x 3.00m)

A spacious family lounge with uPVC double glazed windows to the front and rear aspects, modern electric fire, fitted carpet, two convactor radiators.

SEPARATE DINING ROOM

12'5 x 8'2 (3.78m x 2.49m)

Ideally situated off the kitchen and featuring modern laminate flooring, uPVC double glazed window to the front aspect, convactor radiator.

KITCHEN

15'5 x 8'4 (4.70m x 2.54m)

Fitted with a modern range of gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces, incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring hob above and extractor over, attractive tiled splashback, integrated fridge/freezer, dryer and washing machine, concealed gas central heating boiler, useful understairs storage cupboard, modern laminate flooring, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to bedrooms and bathroom.

BEDROOM ONE

17'0 x 10'1 (5.18m x 3.07m)

A spacious dual aspect lounge with uPVC double glazed windows to the front and rear aspect, the rear enjoying a sea view, modern built-in wardrobes with part mirror fronted sliding doors, fitted carpet, convactor radiator.

BEDROOM TWO

12'6 x 8'4 (3.81m x 2.54m)

uPVC double glazed window to the front aspect, fitted carpet, convactor radiator.

BEDROOM THREE

9'2 x 8'5 (2.79m x 2.57m)

uPVC double glazed window to the rear aspect, fitted carpet, convactor radiator.

FAMILY BATHROOM/WC

9'9 x 4'8 (2.97m x 1.42m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap, shower over and separate attachment, protective glass shower screen, inset wash hand basin with mixer tap and vanity drawers below, close coupled WC, modern panelling to walls, inset spotlights to the ceiling, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property occupies a pleasant position with a sea view to the rear. The front and rear gardens should prove to be low maintenance with the generous rear garden featuring artificial turf, tiled and decked patio areas with fenced boundaries, gated access, brick outhouse and useful timber storage shed.

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.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

862 ft²
80 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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	



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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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



**SMITH &
FRIENDS**
ESTATE AGENTS