



Town Wall, Headland, TS24 0JQ
2 Bed - House - End Terrace
£140,000

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

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Town Wall

Headland, TS24 0JQ

*** STUNNING VIEWS *** A beautifully presented two bedroom end terraced property offering upgraded accommodation ideal for a variety of buyers. The home is set back in a prime position on Town Wall in a popular and rarely available part of The Headland overlooking the water. The upgraded accommodation features an impressive kitchen/diner, modern refitted bathroom, uPVC double glazing, gas central heating and cavity wall insulation. Well presented throughout with neutral decor, further complimented by quality fixtures and fittings. An internal viewing comes highly recommended with a layout that briefly comprises: entrance vestibule through to the lounge with impressive views and attractive feature fire surround, the kitchen/diner incorporates a range of units with built in oven, hob and extractor included. To the first floor are two good size bedrooms which benefit from built in wardrobes, they are served by the bathroom which features a modern three piece white suite and chrome fittings. Externally the property has the rare benefit of useful off street parking to the front and a beautifully established rear garden.













GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, fitted carpet, double radiator, stairs to the first floor, access to lounge.

FRONT LOUNGE

13'02 x 12'05 (4.01m x 3.78m)

A pleasant lounge offering beautiful sea views from a large uPVC double glazed bow window to the front aspect, fitted with an attractive feature fire surround with a 'marble' style back and base and an inset brass 'coal' effect gas fire, fitted carpet, coved ceiling, television point, useful under stairs storage cupboard with fitted shelving and Potterton gas central heating boiler, single radiator.

REAR KITCHEN/DINING ROOM

15'07 x 7'03 (4.75m x 2.21m)

Fitted with a quality range of cream units to base and wall level with complementing 'oak' style work surfaces incorporating an inset one and a half bowl single drainer ceramic sink unit with chrome mixer tap, built-in electric oven with four ring gas hob, both finished in brushed stainless steel with a canopy housing extractor hood over, attractive tiling to splashback, recess with plumbing for automatic washing machine, recess for free standing fridge/freezer, shelved display unit to eye level, uPVC double glazed windows to the side and rear aspects, uPVC double glazed door to rear garden, tiled flooring, double radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space with new hatch, ladder, flooring, light and power points.

BEDROOM ONE

12'07 x 9'11 (3.84m x 3.02m)

A generous master bedroom which offers stunning sea views with a large uPVC double glazed window, double wardrobe with hanging rails and shelving, fitted carpet, double radiator.

BEDROOM TWO

10'09 x 9'05 (3.28m x 2.87m)

Again, benefitting from a built-in double wardrobe with hanging rails and shelving, fitted carpet, uPVC double glazed window overlooking the rear garden, double radiator.

BATHROOM

A modern bathroom incorporating an upgraded three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, protective glass shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, low level WC, attractive tiling and panelling to splashback, wall mounted vanity cabinet with mirror front, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

OUTSIDE

The property has the rare benefit of a block paved driveway to the front providing useful off street parking. A gate to the side of the property leads through to a beautifully established rear garden, enjoying a high degree of privacy and secluded area to relax. The rear garden incorporates a paved patio area, pebbled walkway with planted areas offering an abundance of greenery with fenced boundaries and useful timber storage shed included.

LOCATION

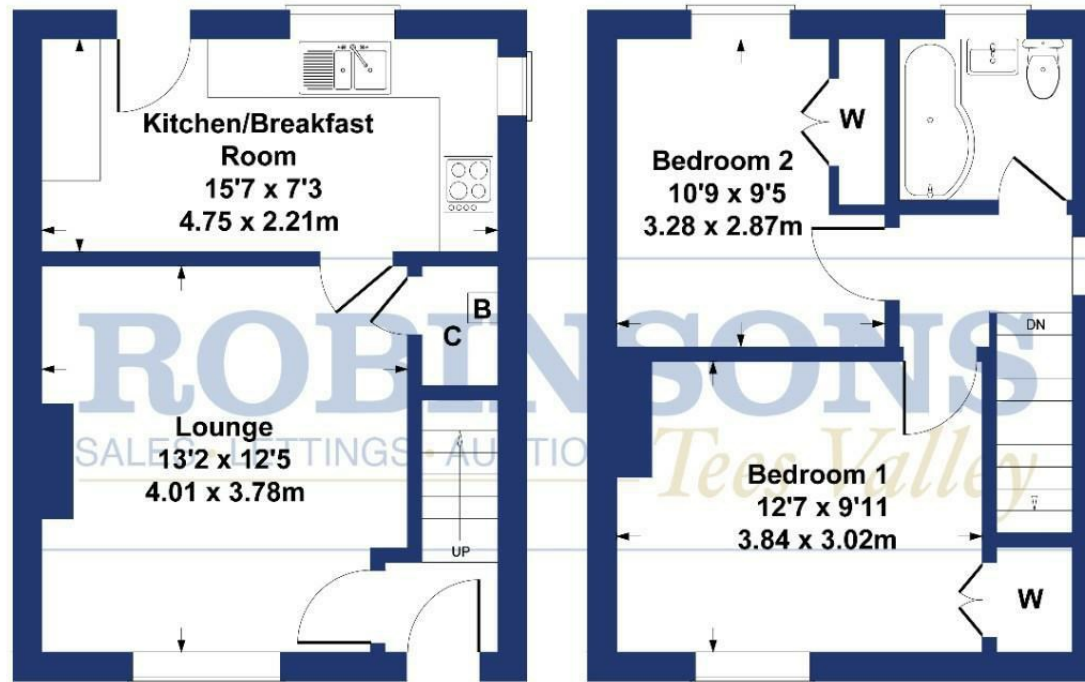
Set back on Town wall with stunning views of the water to the front elevation. Town wall is well situated for amenities on Northgate with access via Southgate.





Town Wall

Approximate Gross Internal Area
652 sq ft - 61 sq m



GROUND FLOOR

FIRST FLOOR

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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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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