



Montague Street, Headland, TS24 0NH
3/4 Bed - House - Mid Terrace
£169,950

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



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ESTATE AGENTS

Montague Street

Headland Hartlepool TS24 0NH

A spacious, well proportioned and versatile mid terraced property which occupies a pleasant position on Montague Street with rear garden, off street parking and sea views from the front elevation. The home offers accommodation spread over three floors, with two reception rooms and three/four bedrooms. An ideal purchase for family requirements, with further benefits including gas central heating and upgraded uPVC double glazing. An internal viewing comes recommended to appreciate the space on offer, with a layout which briefly comprises: entrance hall with twin composite entrance doors and stairs to the first floor, the bay fronted reception room includes a feature fire surround and gas fire, whilst the rear reception room/dining room links to the kitchen. To the first floor are two double bedrooms, alongside a single bedroom and shower room. The bedrooms include built-in wardrobes. To the second floor is a large bedroom/hobby room with eaves storage and walk-in dormer window which enjoys views of the sea. Externally is a low maintenance palisade to the front and a good size rear garden with double gates and lowered curb, allowing secure off street parking via Nesham Road. Montague Street is located in a popular part of the Headland close to the seafront and within easy strolling distance of amenities and transport links. NO CHAIN INVOLVED.











GROUND FLOOR

ENTRANCE HALL

16'9 x 6'3 (5.11m x 1.91m)

Accessed via twin composite entrance doors with uPVC double glazed fanlight above, staircase to the first floor with two useful under stairs storage cupboards, matching archways, dado rail, coving to ceiling, single radiator, access to both reception rooms and kitchen.

BAY FRONTED LOUNGE

12'9 x 13'8 (3.89m x 4.17m)

A good size family lounge which incorporates a large uPVC double glazed sash bay window to the front aspect, feature fire surround with 'marble' style back and base, inset 'coal' effect gas fire, dado rail, ornate coving to ceiling, central ceiling rose, double radiator.

REAR RECEPTION ROOM/DINING ROOM

12'6 x 8'2 (3.81m x 2.49m)

Linking to the kitchen, with uPVC double glazed sliding sash window to the rear aspect, dado rail, delft rack, coving to ceiling, double radiator.

KITCHEN

9' x 11'10 (2.74m x 3.61m)

Fitted with a range of units to base and wall level with contrasting roll-top work surfaces, single drainer stainless steel sink unit with dual taps, recess for cooking range, recess for washing machine, tiling to splashback, 'tile' effect laminate flooring, uPVC double glazed sliding sash window to the rear aspect, uPVC double glazed door with fanlight above to the rear, Ideal Logic Combi 30 boiler, double radiator.

FIRST FLOOR

LANDING

Stairs to the second floor, dado rail, coving to ceiling, access to three bedrooms and shower room.

BEDROOM ONE

12'10 x 10'3 (3.91m x 3.12m)

Enjoying sea views via uPVC double glazed bay window with sliding sash windows, built-in storage to both alcoves, additional mirror fronted wardrobe to chimney breast, dado rail, coving to ceiling, double radiator.

BEDROOM TWO

12'6 x 10'6 (3.81m x 3.20m)

Built-in wardrobes with dressing area, two uPVC double glazed sliding sash windows to the rear aspect, dado rail, coving to ceiling, double radiator.

BEDROOM THREE

6'9 x 6'2 (2.06m x 1.88m)

Built-in wardrobes with overhead storage space, dado rail, coving to ceiling, single radiator.

SHOWER ROOM/WC

9' x 7'11 (2.74m x 2.41m)

Fitted with a three piece suite comprising: sit-in shower with sliding glass panelled door, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, 'tile' effect laminate flooring, coving to ceiling, uPVC double glazed sliding sash window to the rear aspect, single radiator.

SECOND FLOOR

BEDROOM FOUR/HOBBY ROOM

14'1 x 20'1 (4.29m x 6.12m)

A generous room which enjoys beautiful views of the sea via a walk-in uPVC double glazed dormer window, additional double glazed Velux window to the rear aspect, eaves storage, wall lights.

EXTERNALLY

The property features a low maintenance paved palisade to the front, with a good size rear garden affording useful off street parking with double timber gates and lowered curb. The rear garden enjoys a southerly aspect and should prove to be a suntrap in the summer months.

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.





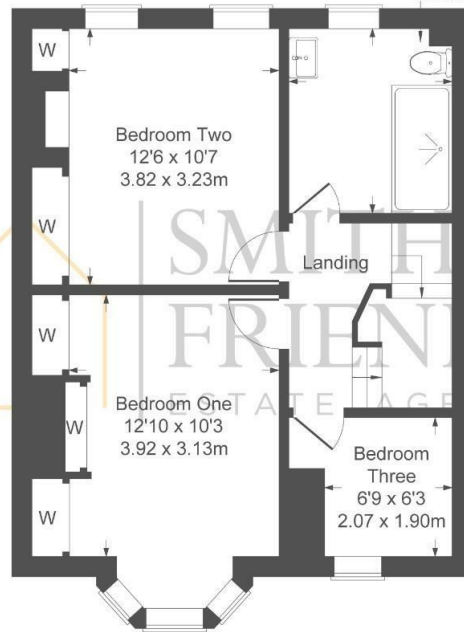
Montague Street

Approximate Gross Internal Area
1389 sq ft - 129 sq m

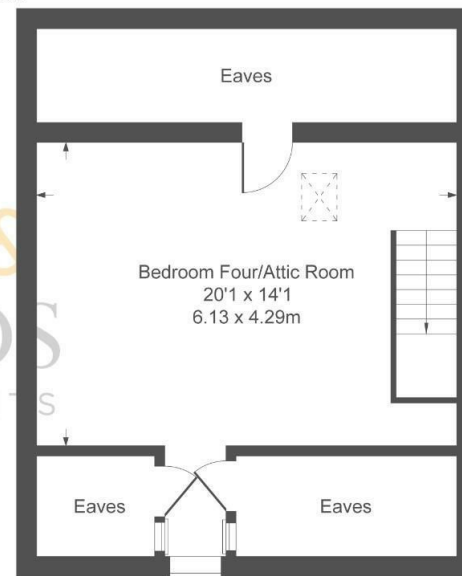
Shower Room
9'1 x 8'0
2.76 x 2.43m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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.

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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