



Beaconsfield Square, Headland, TS24 0PA
5 Bed - House - End Terrace
£250,000

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



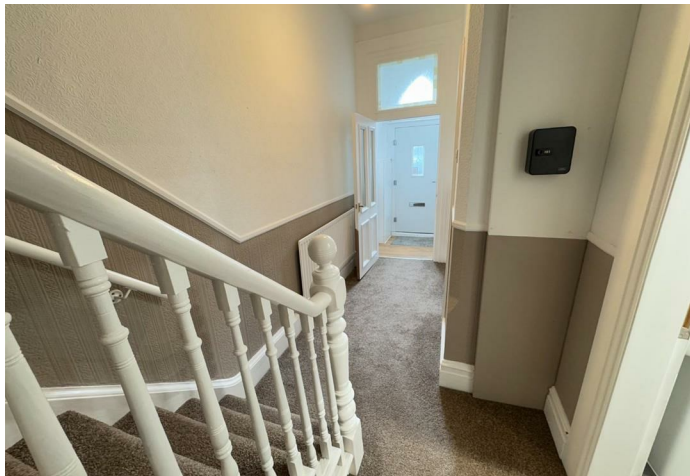
**SMITH &
FRIENDS**
ESTATE AGENTS

Beaconsfield Square Headland Hartlepool TS24 0PA

A rare opportunity, we are pleased to offer for sale this FIVE/SIX BEDROOM end terraced property which offers spacious and versatile accommodation spread over three floors, with three separate reception areas. The home has been cleverly altered in recent years to offer serviced accommodation for local contractors with six modern bathrooms including two with en-suite options. The property features gas central heating and a water boosting system to maintain heat and a consistent water pressure, uPVC double glazing to most windows and solar panels to the rear. Pleasantly situated close to the Headland seafront and convenient for both amenities and transport links.

The full layout comprises, to the ground floor: entrance vestibule, entrance hall, front reception room with shower room, rear reception room/ground floor bedroom, additional ground floor shower room, good size kitchen and additional reception room. To the first floor, from the half landing is access to two separate bathrooms. The main landing gives access to three bedrooms, with two large doubles and one single. To the top floor is a further two generous bedrooms, both with en-suites.

The property is set back in the corner with a pleasant view overlooking the square. To the front is a small palisade and to the rear is a courtyard with paving and artificial turf. An ideal purchase for those looking at a high income buy to let or versatile family home. An internal viewing comes highly recommended to appreciate the space on offer.









GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door with fanlight above, modern laminate flooring, dado rail, glazed internal door to the entrance hall.

ENTRANCE HALL

A deep entrance hall which incorporates a spindled staircase to the first floor with newel post, fitted carpet, dado rail, single radiator, access to:

FRONT RECEPTION ROOM

12'5 x 17'3 (3.78m x 5.26m)

Currently used as a games room, with two double glazed windows to the front aspect, modern laminate flooring, feature fire surround, picture rail, coving to ceiling, ornate ceiling rose, double radiator, access to:

SHOWER ROOM ONE

3'10 x 7'8 (1.17m x 2.34m)

Fitted with a modern three piece suite and chrome fittings comprising: double shower cubicle with glass panelled sliding door, overhead shower and separate attachment, pedestal wash hand basin with central mixer tap, close coupled WC, attractive panelling to splashback, additional plain panelling to ceiling with inset spotlighting, extractor fan, vinyl flooring, chrome heated towel radiator.

REAR RECEPTION ROOM/BEDROOM SIX

9'9 x 17'2 (2.97m x 5.23m)

Modern laminate flooring, period fire surround, double glazed window to the rear aspect, dado rail, picture rail, coving to ceiling, convector radiator.

SHOWER ROOM TWO

3'11 x 7'9 (1.19m x 2.36m)

Fitted with a modern three piece suite and chrome fittings comprising: double shower cubicle with glass panelled sliding door, overhead shower and separate attachment, pedestal wash hand basin with central mixer tap, close coupled WC, attractive panelling to splashback, additional plain panelling to ceiling with inset spotlighting, extractor fan, vinyl flooring, chrome heated towel radiator.

KITCHEN

14'4 x 11'10 (4.37m x 3.61m)

Fitted with a range of units to both base and wall level with contrasting work surfaces incorporating an inset stainless steel sink with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, clear splashback, space for washing machine, dishwasher, tumble dryer and 'American' style fridge/freezer, built-in microwave, tiling to flooring, uPVC double glazed window to the side aspect, gas central heating boiler, under stairs storage cupboard, access to:

SITTING ROOM

11'8 x 12' (3.56m x 3.66m)

Currently used as a communal sitting area, with uPVC double glazed French doors to the rear courtyard, 'laminate' effect vinyl flooring, convector radiator.

FIRST FLOOR

HALF LANDING

Access to two bathrooms, fitted carpet, stairs to the main landing.

BATHROOM ONE

11'5 x 5'5 (3.48m x 1.65m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, panelling to splashback, uPVC double glazed frosted window to the rear aspect, vinyl flooring, additional uPVC double glazed window to the side aspect, convector radiator.

BATHROOM TWO

7'10 x 5'9 (2.39m x 1.75m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with dual taps and shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, modern panelling to splashback, vinyl flooring, extractor fan, inset spotlighting to ceiling, convector radiator.

MAIN LANDING

Built-in storage cupboard with tank, fitted carpet, stairs leading to the second floor.

BEDROOM THREE

12'4 x 15'6 (3.76m x 4.72m)

Large uPVC double glazed bay window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

BEDROOM FOUR

13'8 x 16'9 (4.17m x 5.11m)

A generous bedroom with uPVC double glazed window overlooking the rear courtyard, fitted carpet, coving to ceiling, convector radiator.

BEDROOM FIVE

9' x 6'5 (2.74m x 1.96m)

Single bedroom with uPVC double glazed window overlooking the Square, fitted carpet, convector radiator.

SECOND FLOOR

HALF LANDING

Glazed window to the rear aspect, fitted carpet, stairs to the main landing.

MAIN LANDING

Built-in storage cupboard with tank, fitted carpet.

BEDROOM ONE

13'4 x 16'2 (4.06m x 4.93m)

A generous master bedroom which incorporates a large walk-in 'dormer' style window with two uPVC double glazed windows, fitted carpet, single radiator, access to:

EN-SUITE BATHROOM

11'10 x 5'3 (3.61m x 1.60m)

Fitted with a modern three piece white suite and black fittings comprising: panelled bath with mixer tap and shower over with separate attachment, protective glass shower screen, wall mounted wash hand basin with central mixer tap, close coupled WC, tiling to splashback and flooring, extractor fan, inset spotlighting to ceiling, heated towel radiator.

BEDROOM TWO

12'2 x 12' (3.71m x 3.66m)

Double glazed Velux window to the rear aspect, fitted carpet, single radiator, access to:

EN-SUITE SHOWER ROOM

11'8 x 4'7 (3.56m x 1.40m)

Fitted with a modern three piece suite and black fittings comprising: double shower cubicle with glass panelled sliding door, overhead shower and separate attachment, wall mounted wash hand basin with central mixer tap, close coupled WC, attractive tiling to splashback and flooring, being full height to shower level, extractor fan, inset spotlighting to ceiling, heated towel radiator.

EXTERNALLY

The property features a low maintenance palisade style front, with an enclosed courtyard to the rear incorporating paving, artificial turf, fenced boundaries and 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(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.

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