



**St. Hilda Street, Headland, TS24 0QZ**  
**4 Bed - House - End Terrace**  
**£325,000**

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



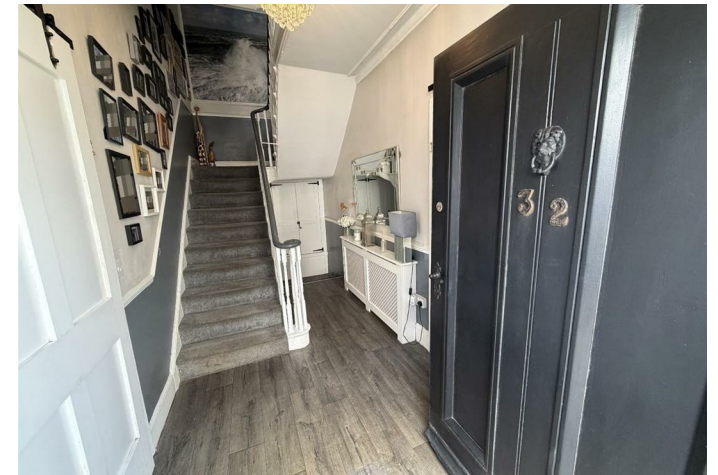
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# St. Hilda Street Headland Hartlepool TS24 0QZ

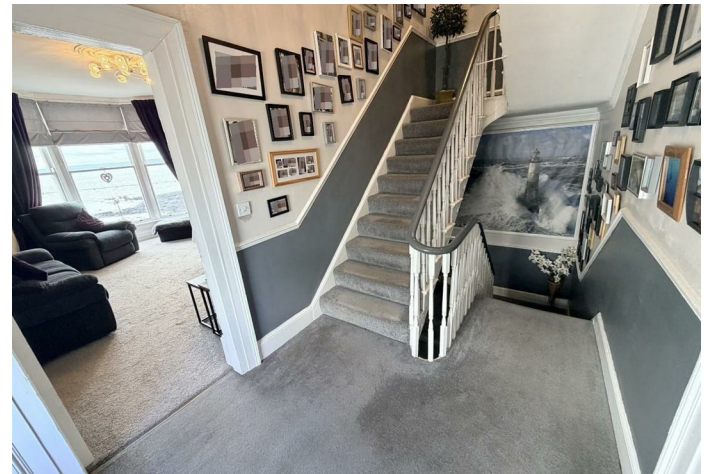
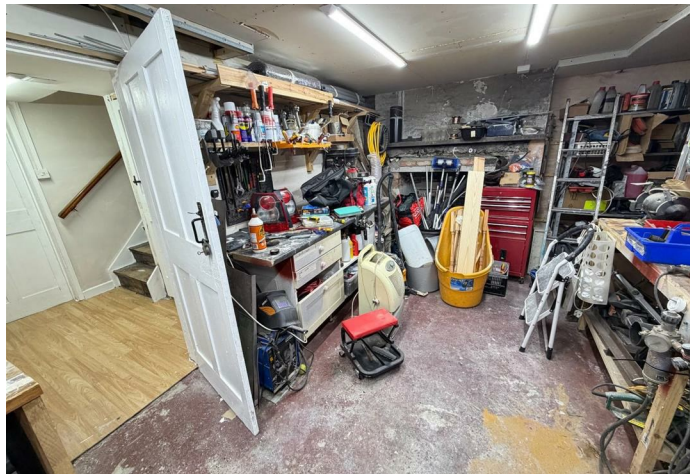
A beautifully positioned, Grade II listed, end terraced family home which connects to South Crescent in a popular and often admired part of the historic Headland. This late Georgian build occupies an enviable position with a stunning outlook over the Heugh Breakwater. With a deceptively spacious and versatile layout spanning five floors, an internal viewing is essential to appreciate the space on offer. The accommodation features 'sash' style double glazing, gas central heating, four bedrooms, two reception rooms, two kitchen areas, two bathrooms and two useful wash rooms. Located in the Headland conservation area and within a short stroll of amenities and transport links.

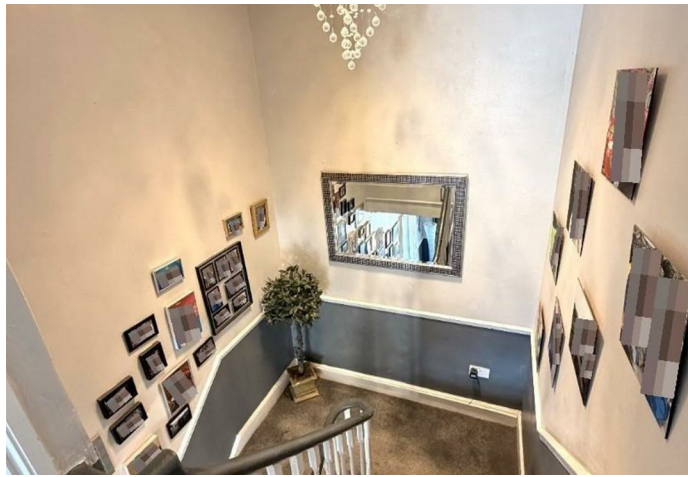
The full layout comprises: spacious entrance hall with stairs to the first floor and access to a generous kitchen/diner, the ground floor sitting room includes a log burner fire and gives access to the rear lobby with additional working kitchen (which could be converted for a variety of uses) and the guest cloakroom/WC. To the first floor is an impressive first floor lounge with stunning views over the Heugh Breakwater. The main family bathroom is located on the first floor with a roll-top style bath and walk-in laundry room. To the second floor are three bedrooms, bedrooms one and two benefitting from en-suite wash rooms, and to the top floor is a further attic bedroom with en-suite bathroom. To the basement is a large reception room which would make an ideal home gym/office, alongside a useful workshop, walk-in pantry cupboard and working sauna.

Externally is a low maintenance front garden which offers a pleasant outdoor space. A rare opportunity in a beautiful part of the Headland with unrivalled sea views. An internal viewing is a must to appreciate the combined space, position and location on offer.









## GROUND FLOOR

### ENTRANCE HALL

14'3 x 6'7 (4.34m x 2.01m)

A spacious entrance hall accessed via a beautiful traditional entrance door with fanlight above, spindled staircase to the first floor, dado rail, high coved ceiling, radiator with cover included.

### KITCHEN/DINER

18'11 x 14'5 (5.77m x 4.39m)

A generous kitchen/diner which enjoys stunning views of the sea from a large bay window which incorporates double glazed 'sash' style windows, the kitchen is fitted with a range of cream 'shaker' style units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with modern spray mixer tap, recess with free standing cooking range included, extractor hood over, brushed stainless steel splashback, additional black 'brick' style tiling to splashback areas, recess for free standing fridge/freezer, central island with granite worktop and breakfast bar area, high coved ceiling, three convector radiators to the bay, additional fire surround.

### SITTING ROOM

16' x 11'1 (4.88m x 3.38m)

Recessed log burner with oak mantle, shelved storage area, double glazed 'sash' style window to the side aspect, coving to ceiling, central ceiling rose, storage to alcove, convector radiator.

### REAR LOBBY

Built-in storage/cloaks area, fanlight, access to working kitchen and guest cloakroom/WC:

### WORKING KITCHEN

13'2 x 12'9 (4.01m x 3.89m)

Offering a variety of uses, currently housing a working kitchen with fitted base units, space for cooking range with extractor hood over, hygiene sink, storage cupboard, timber door to the side.

### GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: pedestal wash hand basin with chrome mixer tap, low level WC, tiling to splashback, extractor fan.

## BASEMENT

### LOWER HALL

Walk-in storage cupboard/utility cupboard, access to two rooms and sauna.

### RECEPTION ROOM/POTENTIAL HOME GYM

17'1 x 14'4 (5.21m x 4.37m)

Walk-in bay window with double glazed 'sash' style windows, laminate flooring, original stone fire surround with log burner, laminate flooring, coving to ceiling, convector radiator.

### WORKSHOP

16'11 x 10'2 (5.16m x 3.10m)

Lighting, power points, log burner, side access, tank.

### SAUNA

3'10 x 6'4 (1.17m x 1.93m)

Walk-in sauna with fitted bench and light.

### WALK-IN PANTRY CUPBOARD

8'3 x 6'10 (2.51m x 2.08m)

Fitted shelving.

## FIRST FLOOR

### LANDING

11'6 x 6'11 (3.51m x 2.11m)

Access to first floor lounge and main family bathroom, double glazed 'sash' style window to the side aspect, stairs to the second floor.

### FIRST FLOOR LOUNGE

18'11 x 15' (5.77m x 4.57m)

Large bay window incorporating 'sash' style double glazed windows with stunning views of the sea, beautiful marble fire surround with cast iron insert and tiled base, fitted carpet, deep coving to ceiling, central ceiling rose, radiator with cover included.

## MAIN FAMILY BATHROOM

10'10 x 10'10 (3.30m x 3.30m)

A generous family bathroom with free standing roll-top style bath with mixer tap and shower attachment, corner pedestal wash hand basin with dual taps, low level WC, attractive cast iron fire surround, high coved ceiling with spotlighting, storage cupboard, double glazed 'sash' style window, convector radiator, access to:

### WALK-IN LAUNDRY ROOM

2'8 x 10'11 (0.81m x 3.33m)

Fitted worktop, space for appliances, double glazed 'sash' style window, spotlights, convector radiator.

## SECOND FLOOR LANDING

5'9 x 6'9 (1.75m x 2.06m)

### BEDROOM ONE

16'7 x 9' (5.05m x 2.74m)

A generous master bedroom with built-in wardrobes incorporating sliding doors, beautiful cast iron fire surround, built-in storage cupboard to alcove, fitted carpet, coving to ceiling, double glazed 'sash' style window to the side aspect, convector radiator.

### EN-SUITE WASH ROOM/WC

3'8 x 4'1 (1.12m x 1.24m)

Fitted with a two piece white suite comprising: pedestal wash hand basin with central mixer tap, close coupled WC, panelling to walls, coving to ceiling, chrome heated towel radiator.

### BEDROOM TWO

10'5 x 11'3 (3.18m x 3.43m)

Double glazed 'sash' style window to the front aspect offering stunning sea views, fitted carpet, coving to ceiling, convector radiator, access to:

### EN-SUITE WASH ROOM/WC

2'7 x 6'3 (0.79m x 1.91m)

Fitted with a two piece suite comprising: wall mounted wash hand basin with dual taps, low level WC, tiling to walls, inset spotlights to the ceiling.

### BEDROOM THREE

7' x 15'1 (2.13m x 4.60m)

Beautiful cast iron fire surround, double glazed 'sash' style window, again, offering stunning sea views, fitted carpet, built-in storage cupboard to alcove, fitted carpet, coving to ceiling, convector radiator.

### TOP FLOOR LANDING

A spacious landing area with double glazed 'sash' style window offering attractive sea views, fitted carpet, dado rail, coving to ceiling, closed off staircase giving access to the attic room.

### BEDROOM FOUR/ATTIC ROOM

11'9 x 15' (3.58m x 4.57m)

Offering a variety of uses, with skylights to the side and rear aspects offering beautiful distant sea views, eaves storage, convector radiator, access to:

### EN-SUITE BATHROOM/WC

5'9 x 7'2 (1.75m x 2.18m)

Fitted with a three piece white suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, convector radiator, additional skylight with a view of St. Hilda's Church to the rear.


## EXTERNALLY

The property features a low maintenance front garden which offers a pleasant outdoor space.

## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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