



**Radcliffe Terrace, Headland, TS24 0QA**  
**4 Bed - House - Mid Terrace**  
**£175,000**

**Council Tax Band: C**  
**EPC Rating: E**  
**Tenure: Freehold**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*



**\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\*** A spacious **FOUR BEDROOM** terraced property occupying a prominent and prime position overlooking the memorial gardens, whilst offering breath-taking sea views. An understandably sought after and rarely available property situated within the Headland conservation area. In need of upgrading and refurbishment, yet offering undoubted potential with scope to enhance throughout. An internal viewing comes recommended, with a layout that briefly comprises: entrance porch through to a generous entrance hall with stairs to the first floor and access to **TWO RECEPTION ROOMS**. The kitchen is located to the rear of the property and links to the rear yard. A large basement room offers a number of possibilities, with a further workshop/storage room. To the first floor from the half landing is access to bedroom four and the bathroom. The main landing gives access to a further three bedrooms. Externally is a low maintenance enclosed yard to the rear. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).









## GROUND FLOOR

### ENTRANCE PORCH

6'8 x 6'2 (2.03m x 1.88m)

Accessed via panelled entrance door with glazed fanlight above, high coved ceiling, glazed door with matching side screens through to the entrance hall.

### ENTRANCE HALL

24' x 6'8 narrowing to 3'8 (7.32m x 2.03m narrowing to 1.12m)

A deep entrance hall incorporating a spindled staircase to the first floor with newel post, feature archway, coving to ceiling, stairs to the basement.

### FRONT LOUNGE

18' into bay x 14'8 (5.49m into bay x 4.47m)

uPVC double glazed 'sash' style window to the front aspect, stone fire surround with gas fire, deep coving to ceiling, central ceiling rose, radiator.

### REAR RECEPTION ROOM

14'1 x 14'8 (4.29m x 4.47m)

Glazed window to the rear aspect, fire surround with solid fuel fire, deep coving to ceiling.

### KITCHEN

13'11 x 9'6 (4.24m x 2.90m)

Units to base and wall level, inset single drainer stainless steel sink unit with mixer tap, space for free standing appliances, glazed window to the side aspect, built-in storage cupboard.

## LOWER LEVEL

### BASEMENT ROOM ONE

20'10 x 17'2 into bay (6.35m x 5.23m into bay)

With potential for a variety of uses and incorporating a glazed bay window to the front aspect, lighting, power points and fire surround.

### BASEMENT ROOM TWO

13'6 x 8'6 (4.11m x 2.59m)

Ideal for use as a workshop.

## FIRST FLOOR

### HALF LANDING

Access to bedroom four and shower room, stairs to the main landing.

### BEDROOM FOUR

9'7 x 8' (2.92m x 2.44m)

Glazed window to the side aspect, built-in storage cupboard.

### SHOWER ROOM/WC

6'11 x 6'3 (2.11m x 1.91m)

Fitted with three piece suite comprising: walk-in shower area with electric shower and protective glass screen, pedestal wash hand basin with chrome mixer tap, close coupled WC, panelling to walls, glazed window to the side aspect.

### MAIN LANDING

Access to additional three bedrooms.

### BEDROOM ONE

18' into bay x 14' (5.49m into bay x 4.27m)

A generous master bedroom with uPVC double glazed 'sash' style bay window to the front aspect allowing stunning views out to sea and over the Memorial Garden, deep coving to ceiling, radiator.

### BEDROOM TWO

14'8 x 14'2 (4.47m x 4.32m)

Glazed window to the rear aspect, coving to ceiling.

### BEDROOM THREE

11'5 x 7'3 (3.48m x 2.21m)

Again, offering stunning views from the front elevation with uPVC double glazed 'sash' style window, coving to ceiling, radiator.

### OUTSIDE

The property features an enclosed yard to the rear, with gated access.

### LOCATION

The property occupies a pleasant position on Radcliffe Terrace overlooking the Headland Memorial Garden, whilst further benefitting from a stunning sea view.

### 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.









## Radcliffe Terrace

Approximate Gross Internal Area  
1998 sq ft - 186 sq m



### 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		40
(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.

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@robinsonsteesvalley.co.uk  
www.robinsonsteesvalley.co.uk

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*