



**South Crescent, Hartlepool TS24 0QH**

**welcome to**

## **South Crescent, Hartlepool**

This delightful, 5 bedroom, bay fronted terrace home boasts uninterrupted sea views. Sprawling over 5 floors. This home offers space in abundance and has 5 bedrooms in addition to 3 reception rooms.

### **Entrance Vestibule**

Door to front, door to:-

### **Entrance Hall**

Door to basement, dado, radiator, coved cornicing, staircase to landing.

### **Basement**

12' 10" x 19' 2" maximum ( 3.91m x 5.84m maximum )  
Wall and base units and worktops, tiled splashback.

### **Lounge**

16' 5" plus bay x 14' 9" into alcove ( 5.00m plus bay x 4.50m into alcove )  
Single glazed wooden sash window to front, radiator, coved cornicing, open ornate fireplace, wall lights.

### **Dining Room**

12' 9" into alcove x 12' 11" ( 3.89m into alcove x 3.94m )  
Single glazed wooden sash window to rear, radiator.

### **Kitchen**

7' 10" x 18' ( 2.39m x 5.49m )  
Modern grey gloss fitted kitchen with wall and base units plus contrasting roll top worktops, 1.1/2 bowl stainless steel sink drainer with mixer tap, splashback tiling, freestanding range style oven with 5 ring gas hob plus cooker hood, plumbing for washing machine, space for dishwasher, space for American style fridge freezer, spotlights, single glazed wooden sash window and 2 double glazed windows, door to side/yard.

### **Half Landing**

Single glazed sash window to side, dado rail.

### **Family Bathroom**

Step up bath, high tech shower cubicle with speakers and radio plus multiple heads, wash hand basin, 2 opaque single glazed wooden sash windows to side, white part tiling, radiator, extractor fan, wall mounted Worcester boiler, spotlights.

### **Separate W C**

WC, part tiled, chrome heated towel rail, single glazed wooden sash window to side.

### **First Floor Landing**

Dado rail.

### **Bedroom 2**

13' into alcove x 13' ( 3.96m into alcove x 3.96m )  
Double glazed sash window to rear, radiator.

### **Upstairs Lounge**

20' 11" into alcoves x 15' 6" plus bay ( 6.38m into alcoves x 4.72m plus bay )  
Single glazed wooden sash bay fronted window to front, picture rail, radiator, TV point, coved cornicing, ornate wood burner, 2 ceiling roses.

### **Second Floor Landing**

Storage cupboard, double glazed sash window to rear.

### **Bedroom 1**

15' 2" maximum x 12' 1" into alcove ( 4.62m maximum x 3.68m into alcove )  
Ornate open fire, single glazed wooden sash window to front, radiator, TV point.

### **W C**

Wash hand basin, WC, extractor fan





### **Bedroom 3**

13' 2" x 8' increasing to 9ft 7in ( 4.01m x 2.44m increasing to 9ft 7in )

Feature open fireplace, radiator, double glazed wooden sash window to rear, textured ceiling.

### **Bedroom 4**

12' 5" x 8' 1" ( 3.78m x 2.46m )

Single glazed wooden sash window to front, radiator.

### **Sitting Area**

18' 10" x 10' 2" ( 5.74m x 3.10m )

Restricted head height, sky light to front, door to:-

### **Bedroom 5**

18' 6" x 8' 1" ( 5.64m x 2.46m )

Restricted head height, skylight to front, electric wall heater.

### **Externally**

#### **Front Garden**

Paved and gated frontage with double gates offering off street parking whilst overlooking the sea.

#### **Rear Yard**

Hardstanding, outdoor step, door to back street.

#### **Agent's Note**

Please note that the leasehold charge is only £4.50 per year for current annual ground rent.



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## South Crescent, Hartlepool

- SEA VIEWS
- BEACH ON DOORSTEP
- HISTORIC LOCATION
- 3 RECEPTIONS
- RARITY TO THE MARKET

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 684 years from 13 Jan 1833. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£350,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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