



Northgate, Hartlepool TS24 0JT

welcome to

Northgate, Hartlepool

Welcome to a truly exceptional home boasting timeless charm and modern comforts. Situated on "The Headland" and just a stone throw from the historic town wall and beach.

Entrance Vestibule

Wooden door to front.

Entrance Hall

Staircase to first floor, radiator, coved cornicing, door to rear.

Lounge

15' 4" Into alcoves. x 15' 6" (4.67m Into alcoves. x 4.72m)
Sash window to front (curtains included in sale), coved cornicing, radiator, ceiling rose, tiled flooring.

Kitchen

13' 6" x 16' 7" (4.11m x 5.05m)
Extensive range of wall and base units with marble working surfaces and marble feature wall, central island, range cooker, fridge/freezer, vented radiator, lighting (included in sale), French door to rear.

Utility

7' 9" x 5' 1" (2.36m x 1.55m)
Window to rear, 1 1/2 sink/drainers unit with mixer tap, base units with granite working surfaces, built in storage, pantry cupboard.

First Floor

Part Landing

Arched window to rear, access to WC.

Wc

Window to rear, low level low flush wc.

First Floor Landing

Large storage cupboard, coved cornicing, grand piano (included in sale).

Bedroom 1

15' 6" Into alcoves. x 15' 6" Excluding bay. (4.72m Into alcoves. x 4.72m Excluding bay.)
Bay window to front, ceiling rose, coved cornicing, blinds and curtains included.

Bedroom 2

15' 2" x 16' Max (4.62m x 4.88m Max)
(Currently used as a living room) Window to rear, storage cupboard, coved cornicing, radiator.

Kitchenette ; Window to side, wall and base units with working surfaces, stainless steel sink/drainers unit.

Bedroom 3

15' 6" Max x 12' 4" Excluding bay (4.72m Max x 3.76m Excluding bay)
Bay window to front (blinds and curtains included in sale) , radiator, storage cupboard.

Bedroom 4

12' 1" x 10' 6" (3.68m x 3.20m)
Window to front (Curtains and blinds included in sale), radiator.

Boutique Bathroom

Low level low flush wc, walk in shower cubicle with electric shower, stand alone bath with freestanding Laura Ashley mixer tap and shower attachment, traditional style wash hand basin with mixer tap, Laura Ashley tiles, extractor fan, Window to rear (blind included).





Second Floor

Landing

Arched window to rear.

Study Area

Open on the second floor, loft access, skylight, access to bedroomed 5 & 6.

Bedroom 5

20' 4" Max x 11' 9" Max (6.20m Max x 3.58m Max)
Window to front, skylight to rear.

Bedroom 6

20' 9" Max x 16' 5" Max (6.32m Max x 5.00m Max)
Window to front, skylight to rear.

Externally

Rear Garden

South facing walled rear garden recently renovated.

Agents Note

Flying freehold with Number 21. Currently in the process with the local council to change use from commercial to residential.

Some of the bespoke curtains and lighting will be included in the sale. Also, furnishing could be included by separate negotiation. To be discussed and agreed with both buyer and seller via Manners & Harrison and will form part of the sale conditions.



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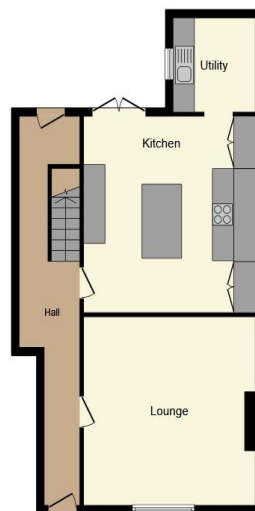
welcome to

Northgate, Hartlepool

- CLOSE TO BEACH
- BAY FRONTED
- OVER 3 FLOORS
- SOUTH FACING COURTYARD GARDEN
- NO EXPENSE SPARED

Tenure: Freehold EPC Rating: E

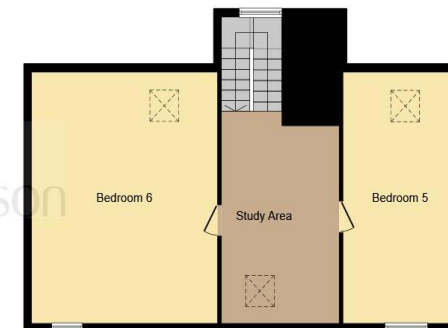
£250,000



Ground Floor



First Floor



Second Floor

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

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Property Ref:
HAR118126 - 0005

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