



\*\*\* WAS £240,000 \*\*\* Tastefully modernised while retaining many original features, this large four bedroom, four storey period property comes with viewing essential to fully appreciate. Well positioned on the Headland with sea views and within walking distance of seafront amenities. The property itself boasts many pleasing features such as a bar, recently installed log burner, combi boiler and a versatile layout that will appeal to variety of potential buyers.

The layout briefly comprises: entrance vestibule, hallway, lounge (with log burner), dining kitchen and family bathroom. The basement has a bar, separate room (currently being used as a gym) and washroom/utility. To the first floor are three bedrooms, the fourth bedroom/attic is accessed from the first floor landing. Further bedroom/attic. Externally is a covered roof to make a useful entertaining space, or off street parking, with gated access.

**Moor Terrace, Hartlepool, TS24 0PS**

**4 Bedroom - House - Mid Terrace**

**O.I.R.O £225,000**

**EPC Rating: D**

**Tenure: Leasehold**

**Council Tax Band: B**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Moor Terrace, Hartlepool, TS24 0PS

## GROUND FLOOR

### ENTRANCE VESTIBULE

Solid wood entrance door, double doors into the hallway.

### HALLWAY

Spindle staircase to first floor landing and staircase to cellar, radiator, under stairs storage, access to rear.

### LOUNGE

**14'10 x 15'8 (4.52m x 4.78m)**

Wooden and aluminium double glazed window to front, log burner with brick surround and oak mantle, radiator, glass panelled doors through to the dining kitchen.

### DINING KITCHEN

**14'2 x 12'9 (4.32m x 3.89m)**

Fitted with a range of white high gloss wall, base and drawer units with complementary worktops and co-ordinated splashback, one and a half sink and drainer with mixer tap, four ring gas hob with illuminating extractor and electric oven, space for fridge and freezer, wooden single glazed window to rear, door to inner lobby.

### INNER LOBBY

uPVC double glazed window to side, radiator, door to bathroom.

### FAMILY BATHROOM/WC

Panelled spa bath with shower and hand held shower over, glass shower screen, pedestal wash hand basin, low level WC, co-ordinated tiled walls and flooring, radiator, uPVC double glazed opaque window.

## FIRST FLOOR

### LANDING

Window to rear, large storage cupboard, access to staircase leading to bedroom four.

### BEDROOM 1

**15'8 x 12'8 (4.78m x 3.86m)**

Wooden and aluminium bay window to front with sea views, radiator.

### BEDROOM 2

**14'1 x 16'6 (4.29m x 5.03m)**

uPVC double glazed window to rear, radiator.

### BEDROOM 3

**11'3 x 7'4 (3.43m x 2.24m)**

Wooden and aluminium double glazed window to front, radiator.

## SECOND FLOOR

### BEDROOM 4 (Attic)

**16'10 x 13'7 (5.13m x 4.14m)**



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## BASEMENT

### BAR (Basement)

19'11" x 14'2" (6.07m x 4.32m)

Electric fire, bar, wall lights, single glazed wooden window to front, carpet and laminate flooring, radiator.

### GYM (Basement)

13'3" x 12'9" (4.04m x 3.89m)

Wooden single glazed window to rear, built-in cupboard, door to utility.

### UTILITY/WASHROOM (Basement)

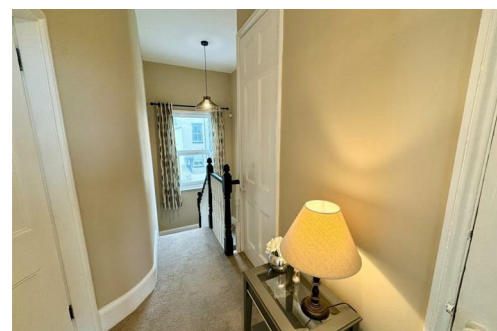
Fitted with base units and contrasting working surfaces, boiler, plumbing for washer and dryer.

## EXTERNALLY

Covered roof to make a useful entertaining space, or off street parking, with 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.



Moor Terrace



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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. We 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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 83        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 59                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

