

A stunning seafront property, located in a popular and rarely available part of the Headland with beautiful sea views from the front elevation. The home offers significantly upgraded accommodation, with a superb refitted kitchen/diner and impressive upgraded bathroom. With well proportioned rooms and two generous double bedrooms, this would make an ideal purchase for a variety of buyers including first time buyers. The accommodation features uPVC double glazing, composite entrance door, gas central heating, attractive décor, quality flooring and upgraded internal doors.

The full layout briefly comprises: entrance porch through to the entrance vestibule with stairs to the first floor and access to a good size lounge offering sea views. The kitchen/diner is fitted with a beautiful range of units to base and wall level and includes a built-in oven, hob and extractor alongside an integrated fridge/freezer and washing machine. To the first floor are two generous bedrooms, the master enjoying sea views from both windows, bedroom two includes a modern range of wardrobes, they are served by an impressive bathroom which incorporates a four piece suite and chrome fittings.

Externally the property overlooks a large green, with a low maintenance block paved front. The enclosed rear garden offers an ideal space for entertaining with artificial turf, decked patio and double gates to the rear. With a beautiful beach on the doorstep, amenities, schools and transport links all within easy strolling distance, this home should prove to be popular with a wide variety of buyers. **EARLY VIEWING RECOMMENDED.**

**Moor Parade, Hartlepool, TS24 0NP**

**2 Bedroom - House - Mid Terrace**

**£139,950**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: A**



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Moor Parade, Hartlepool, TS24 0NP

## GROUND FLOOR

### ENTRANCE PORCH

Accessed via recently upgraded double glazed composite entrance door with uPVC double glazed side screen, panelling to walls, fitted carpet, internal door through to:

### ENTRANCE VESTIBULE

Stairs to the first floor, fitted carpet, dado rail, convector radiator, access to:

### FRONT LOUNGE

**13'10 x 13'3 (4.22m x 4.04m)**

A good size lounge with uPVC double glazed window offering sea views, fitted carpet, convector radiator, access to:

### FULL WIDTH KITCHEN/DINER

**16'3 x 9'9 (4.95m x 2.97m)**

Fitted with a beautiful range of units to base and wall level with complementing work surfaces and matching splashback incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with four ring touch hob above and extractor hood over, clear glass splashback, integrated fridge and freezer, integrated washing machine, concealed gas central heating boiler, three drawer base unit, two uPVC double glazed windows to the rear aspect, attractive flooring, uPVC double glazed door to the rear garden, useful under stairs storage cupboard, convector radiator.

## FIRST FLOOR

### LANDING

Fitted carpet, dado rail, hatch to loft space, access to:

### BEDROOM ONE

**16'4 x 10'2 (4.98m x 3.10m)**

A good size master bedroom which offers two uPVC double glazed windows to the front aspect with beautiful sea views, fitted carpet, convector radiator.

### BEDROOM TWO

**13'4 x 8'4 (4.06m x 2.54m)**

uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator, modern free standing wardrobes included.

### BATHROOM/WC

**10'2 x 7'5 (3.10m x 2.26m)**

A large family bathroom which incorporates a modern four piece suite and chrome fittings comprising: panelled bath with chrome dual taps, double shower cubicle with chrome overhead shower and separate attachment, inset wash hand basin with chrome mixer tap and vanity drawers below, close coupled WC, attractive tiling to splashback, being full height to shower level, uPVC double glazed window to the rear aspect, inset spotlighting to ceiling, chrome heated towel radiator, additional convector radiator.

### EXTERNALLY

The property features a low maintenance block paved front. The enclosed rear garden incorporates artificial turf, decked patio, fenced boundaries and double gates.

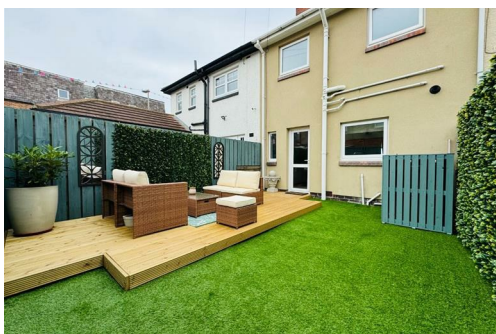
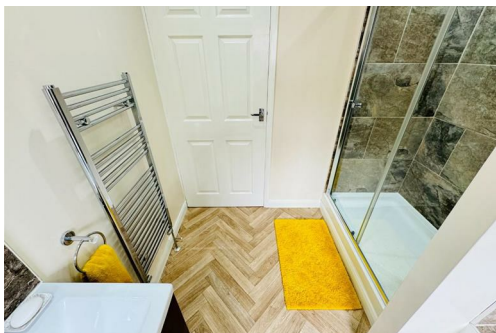
### NB

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.





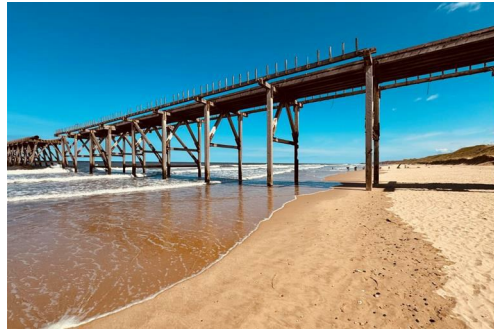
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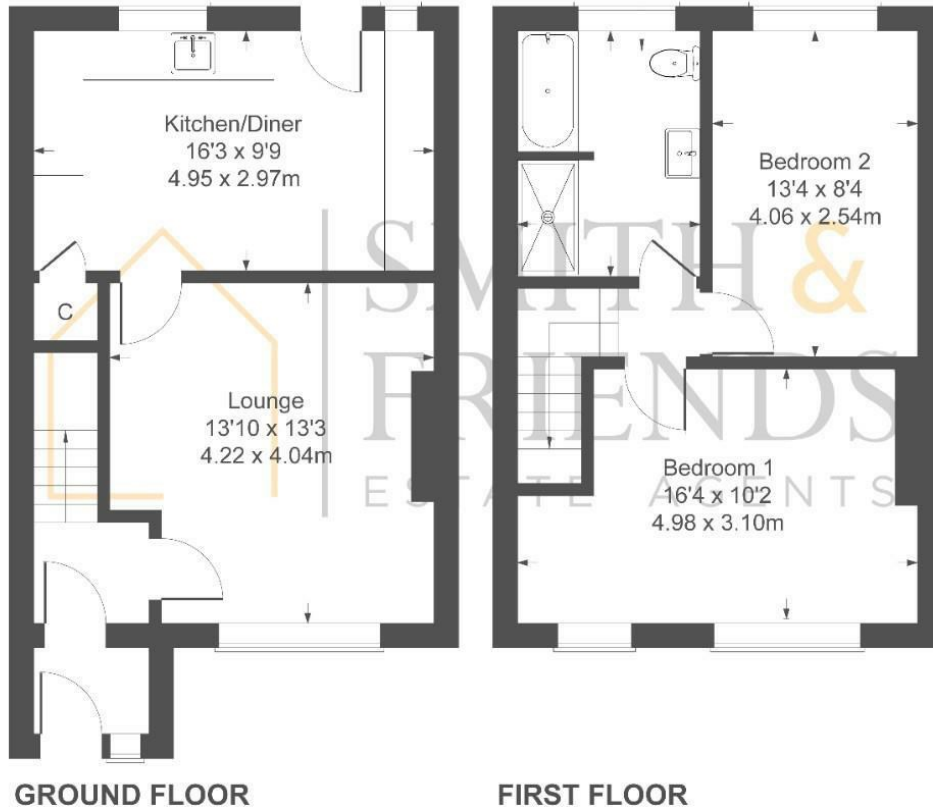
# Moor Parade, Hartlepool, TS24 0NP



## Moor Parade

Approximate Gross Internal Area  
804 sq ft - 75 sq m

**Bathroom**  
10'2 x 7'5  
3.10 x 2.26m



**GROUND FLOOR**

**FIRST FLOOR**

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) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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