



Beaconsfield Square, Headland, TS24 0PA
4 Bed - House - End Terrace
£215,000

EPC Rating: E
Tenure: Leasehold
Council Tax Band: B



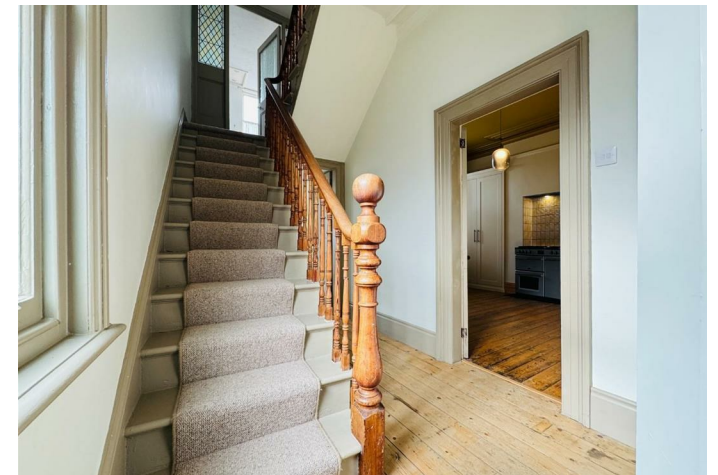
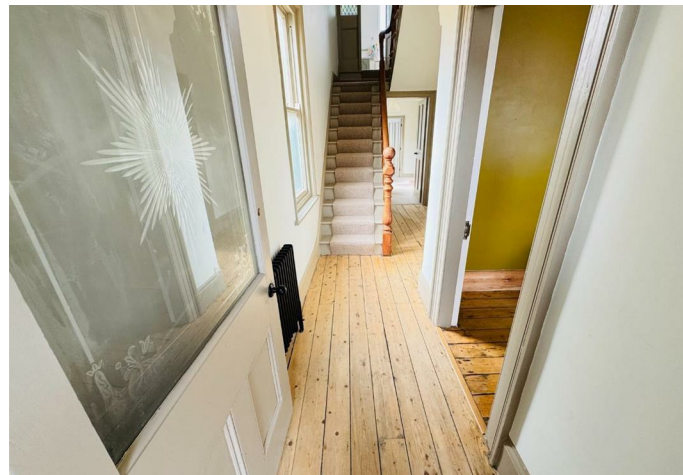
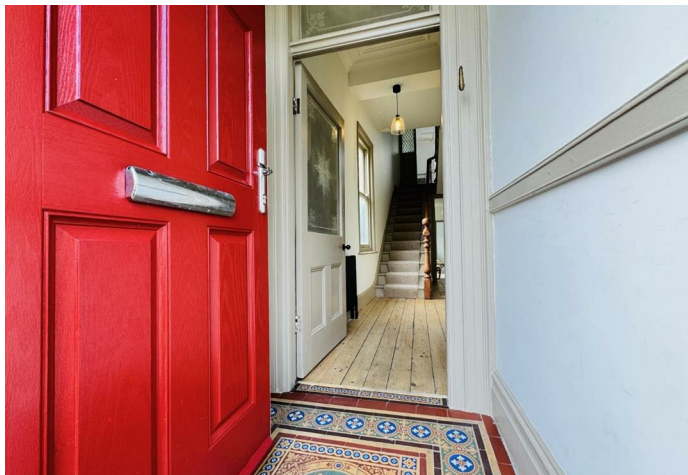
**SMITH &
FRIENDS**
ESTATE AGENTS

Beaconsfield Square Headland, Hartlepool, TS24 0PA

**** REDUCED **** A stunning FOUR BEDROOM end terraced property occupying an enviable position overlooking the square with a distant sea view, front garden, side garden and an enclosed rear yard. The home offers accommodation spread over three floors with TWO RECEPTION ROOMS, impressive refitted kitchen and useful utility room. An ideal purchase for family requirements, with an internal viewing recommended to appreciate the space on offer. The home is complemented by a wealth of original features, including sliding sash windows, attractive period fire surrounds, decorative coving, beautiful internal doors and a clever combination of upgrades and attractive decoration.

The full layout comprises: entrance porch through to the entrance hall with stairs to the first floor and access to the generous bay fronted lounge, the kitchen has been moved to the original rear reception room with ample dining space. A second sitting room overlooking the side garden, leads through to the recently fitted utility room. To the first floor, from the half landing is access to the family bathroom, whilst the main landing incorporates stairs to the top floor and access to bedrooms one and two, the generous master bedroom measuring over 20ft. Bedrooms three and four are located to the top floor. Externally, the property has the rare benefit of a front and side garden, alongside an enclosed yard with gated access.

Beaconsfield Square is situated off Durham Street in a popular part of the Headland close to amenities and only a short stroll of the seafront. **VIEWING RECOMMENDED.**











GROUND FLOOR

ENTRANCE PORCH

Accessed via composite entrance door with fanlight above, beautiful original tiled entrance, ornate dado rail, high coved ceiling, internal door with etched glass panel with matching fanlight above leading to the entrance hall.

ENTRANCE HALL

A deep entrance hall with stripped wood flooring, spindled staircase to the first floor with newel post and runner, under stairs storage cupboard, sliding sash window to the side aspect, deep coved ceiling, attractive black 'column' style radiator.

BAY FRONTED LOUNGE 14'8 x 15'10 (4.47m x 4.83m)

Large walk-in bay window incorporating sash windows, beautiful cast iron fire surround with tiled insert and slate hearth, stripped wood flooring, picture rail, deep coving to ceiling, ornate central ceiling rose, attractive black cast iron 'column' style radiator.

KITCHEN/DINER 13'9 x 12'4 (4.19m x 3.76m)

Originally the second reception room, now incorporating an attractive range of units with quartz worktops and matching splashback incorporating an inset stainless steel sink unit with mixer tap, recess for Belling cooking range with double oven, grill and five ring gas hob, attractive tiling to splashback with extractor hood over, built-in pantry cupboard to alcove, space for free standing fridge/freezer, space for dining table and chairs, attractive stripped wood flooring, two sliding sash windows to the rear aspect, picture rail, deep coved ceiling, ornate central ceiling rose, attractive black cast iron 'column' style radiator.

REAR SITTING ROOM 14'5 x 7'9 (4.39m x 2.36m)

Featuring a walk-in bay window to the side aspect with sliding sash windows, feature fire surround with attractive tiled cast iron inset fire, tiled base, fitted carpet, built-in storage cupboard to alcove, double radiator, access to:

UTILITY ROOM 10'7 x 8'9 (3.23m x 2.67m)

Recently refitted with an attractive range of 'shaker' style units to base level with complementing worktop incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess with plumbing for washing machine, uPVC double glazed windows to both sides, uPVC double glazed door to the rear yard, 'laminated' effect vinyl flooring.

FIRST FLOOR HALF LANDING

Access to the family bathroom, stairs to the main landing.

FAMILY BATHROOM/WC 10'4 x 10' (3.15m x 3.05m)

Fitted with a four piece suite comprising: panelled bath with chrome dual taps, shower cubicle with chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, built-in storage cupboard, 'laminated' effect vinyl flooring, glazed window to the rear aspect, coving to ceiling, single radiator.

FIRST FLOOR MAIN LANDING

Sliding sash window to the side aspect, fitted carpet, access to bedrooms one and two, stairs to the second floor.

BEDROOM ONE 12' x 19'2 (3.66m x 5.84m)

A generous master bedroom with three sliding sash windows enjoying views over the square and offering a high degree of natural light with a distant sea view, painted wood flooring, storage to alcove, double radiator.

BEDROOM TWO 13'9 x 12'4 (4.19m x 3.76m)

Sliding sash window overlooking the rear yard, fitted carpet, double radiator.

SECOND FLOOR HALF LANDING

Fitted carpet, stairs to the second floor main landing.

SECOND FLOOR MAIN LANDING

Sliding sash window to the side aspect, fitted carpet, access to bedrooms three and four:

BEDROOM THREE 8'3 x 18'9 (2.51m x 5.72m)

'Dormer' style window incorporating two sliding sash windows with views over the square and a distant sea view, fitted carpet, double radiator.

BEDROOM FOUR 10'11 x 12'5 (3.33m x 3.78m)

Beautiful cast iron fire surround with granite base, double glazed Velux window to the rear aspect, painted wood flooring, single radiator.

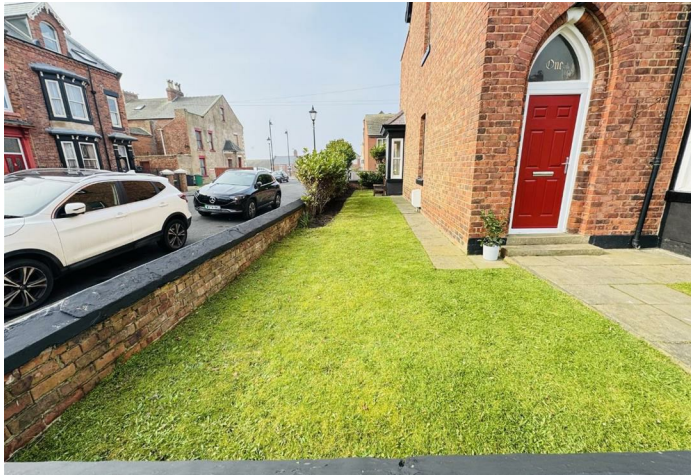
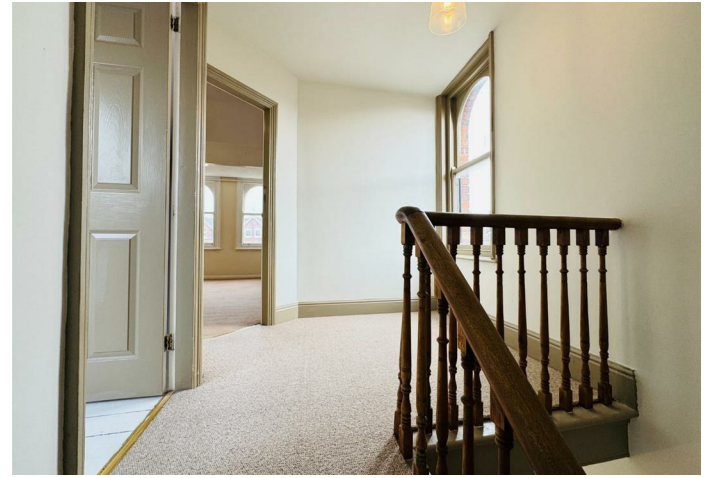
EXTERNALLY

The property features the rare benefit of a front and side garden, alongside an enclosed yard 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.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1678.84 ft²

155.97 m²

Reduced headroom

62.08 ft²

5.77 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(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. Smith & Friends Estate Agents 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.

106 York Road, Hartlepool, TS26 9DE
 Tel: 01429 891100
 hartlepool@smith-and-friends.co.uk
 www.smith-and-friends.co.uk



SMITH & FRIENDS
 ESTATE AGENTS