igomove

# 13 Beaconsfield Square

, Hartlepool, TS24 0PA

**Offers Over £192,000**

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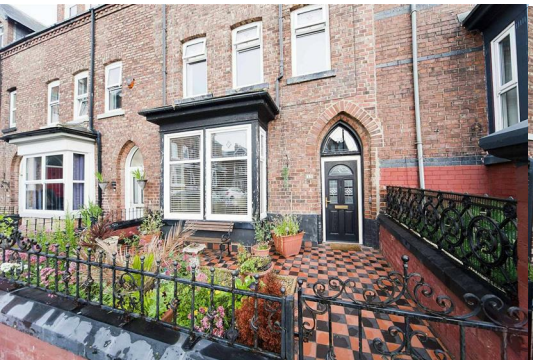
Igomove take pleasure in presenting this spacious, four bedroomed period, terraced property located on the historic headland just a stone's throw away from the beach, it offers extended accommodation which includes four large double bedrooms, four piece family bathroom, guest shower room, utility room, well equipped kitchen, spacious entrance hallway, superb lounge/dining room, low maintenance gardens, on street parking, UPVC double glazing, gas central heating, an abundance of original period features, stylish decor, leasehold (peppercorn lease).



Attractive period facade, superb location, walled low maintenance garden with traditional tiling and wrought iron railings, gated access, vestibule entrance.

Entrance hallway with original stairs to the first floor accommodation and under stairs fitted storage cupboard, immaculate decor.

Delightful lounge with bay window to the front elevation, stylish decor, deep cornicing, feature fireplace, open plan into;

Large dining room with rear aspect window, tasteful decor, decorative coving.

Excellent contemporary kitchen fitted with a range of sleek wall, base, and drawer cabinetry, cabinet lighting, complementary surfaces, tiled backsplash, integrated oven, integrated gas hob, integrated stainless extractor, stainless sink with chrome mixer tap.

Useful utility room with plumbing for washing machine, space for appliances and space to perform laundry duties.

Guest shower room comprising large shower enclosure, WC and pedestal wash basin, complimentary tiling.

To the first floor;

Bedroom one is a large double with twin windows to the front elevation and wall to wall fitted wardrobes, immaculate decor.

Bedroom two is a further good size double with rear elevation window, excellent decor, laminate flooring.

The generously proportioned four-piece family bathroom comprises oversized shower enclosure, bath, close coupled WC and pedestal washbasin with complimentary tiling.

To the second floor there is a rear elevation window bringing in natural light.

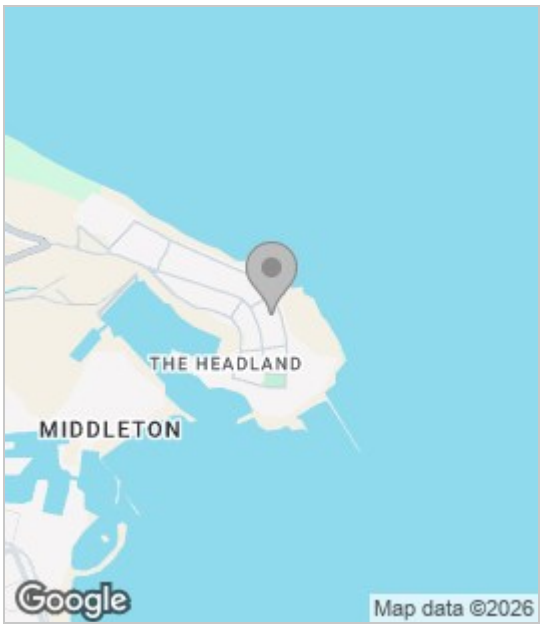
Bedroom three is a capacious double situated to the front of the property, modern decor, laminate flooring, period fireplace.

And bedroom four is also a well proportioned double with rear aspect window, laminate flooring, original fireplace.

To the rear is an enclosed courtyard garden with newly laid decking and gated access.

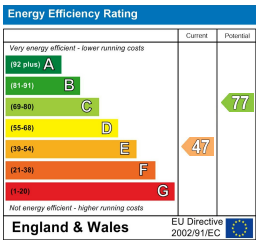
This capaciously proportioned period property is sure to generate a great deal of interest, Igomove await your call to arrange a viewing.

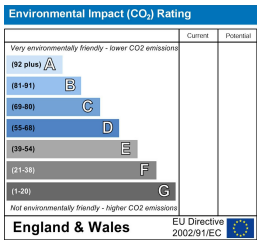
## Area Map




## Floor Plan

## Energy Efficiency Graph

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