

Regent Square, Headland, TS24 0QW
2 Bed - House - End Terrace
£147,000

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

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Regent Square
Headland Hartlepool TS24 0QW



An impressive two bedroom end terraced property which occupies a pleasant position overlooking the square. The home offers a deceptively spacious layout with two generous reception rooms, two double bedrooms (master with walk-in wardrobe) and a modern first floor bathroom. The upgraded accommodation further benefits from gas central heating, 'sash' style windows and a spacious rear courtyard. An internal viewing comes recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to both reception rooms and kitchen. To the first floor are two large bedrooms, the master with a walk-in wardrobe, they are served by a modern bathroom which incorporates a three piece white suite and chrome fittings. Externally the property enjoys a spacious rear courtyard, ideal for entertaining, with double gates. Regent Square is located in a popular part of the historic Headland, within a short stroll of the seafront. VIEWING RECOMMENDED.











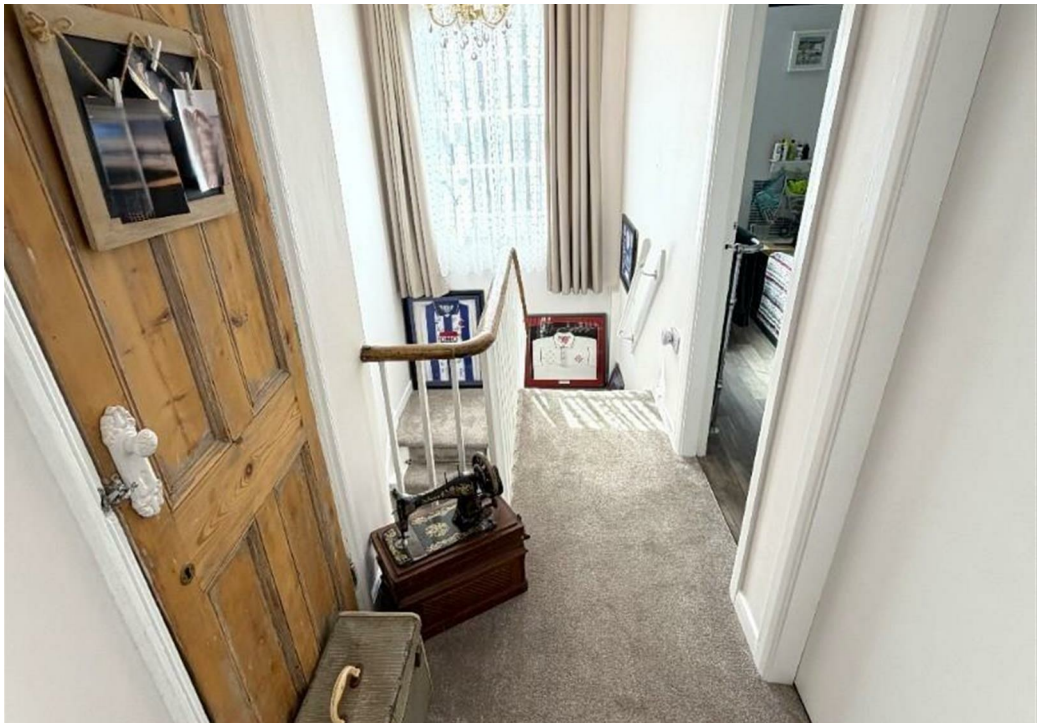

LOVE


G&G


Water Dispenser























GROUND FLOOR

ENTRANCE HALL
6'1 x 25'8 (1.85m x 7.82m)
A spacious entrance hall which is accessed via panelled entrance door with glazed fanlight above, fitted with 'laminate' effect vinyl flooring, staircase to the first floor with under stairs storage cupboard and runner, feature archway, access to both reception rooms and kitchen, two convector radiators.

FRONT LOUNGE
13'8 x 12'5 (4.17m x 3.78m)
A comfortable family lounge with 'sash' style window to the front aspect, 'period' style fire surround with cast iron tiled insert, attractive laminate flooring, picture rail, television point, modern vertical radiator.

REAR RECEPTION ROOM
12'5 x 3'3 (3.78m x 0.99m)
Offering a variety of uses with a 'sash' style window to the side aspect, fitted carpet, picture rail, convector radiator.

KITCHEN
8' x 10'9 (2.44m x 3.28m)
Fitted with a range of units with contrasting work surfaces, inset double ceramic sink with modern spray mixer tap, attractive tiling to splashback, recess for free standing cooker, recess for free standing fridge/freezer, rustic shelving to eye-level, window into the rear yard, door to the rear yard, 'laminate' effect vinyl flooring.

FIRST FLOOR

HALF LANDING
'Sash' style window to the rear aspect, fitted carpet, stairs to the main landing.

MAIN LANDING
Built-in storage cupboard, access to both bedrooms and bathroom, hatch to loft space.

BEDROOM ONE
14'7 x 12'3 (4.45m x 3.73m)
A generous master bedroom with bay window to the front aspect incorporating 'sash' style windows overlooking the square, fitted carpet, convector radiator, archway to:

WALK-IN WARDROBE
3'7 x 12'5 (1.09m x 3.78m)
Currently used as a walk-in wardrobe.

BEDROOM TWO
12'1 x 13'2 (3.68m x 4.01m)
'Sash' style window to the side aspect, gas central heating boiler, fitted carpet, convector radiator.

BATHROOM/WC
5'1 x 10'1 (1.55m x 3.07m)
Fitted with a three piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, 'laminate' effect vinyl flooring, 'sash' style window to the rear aspect, built-in storage cupboard, 'column' style radiator with chrome towel rail.

EXTERNALLY
The property occupies a pleasant position overlooking the square, with a generous enclosed yard to the rear incorporating a covered seating area and double gates with potential for off street parking for a motorbike.

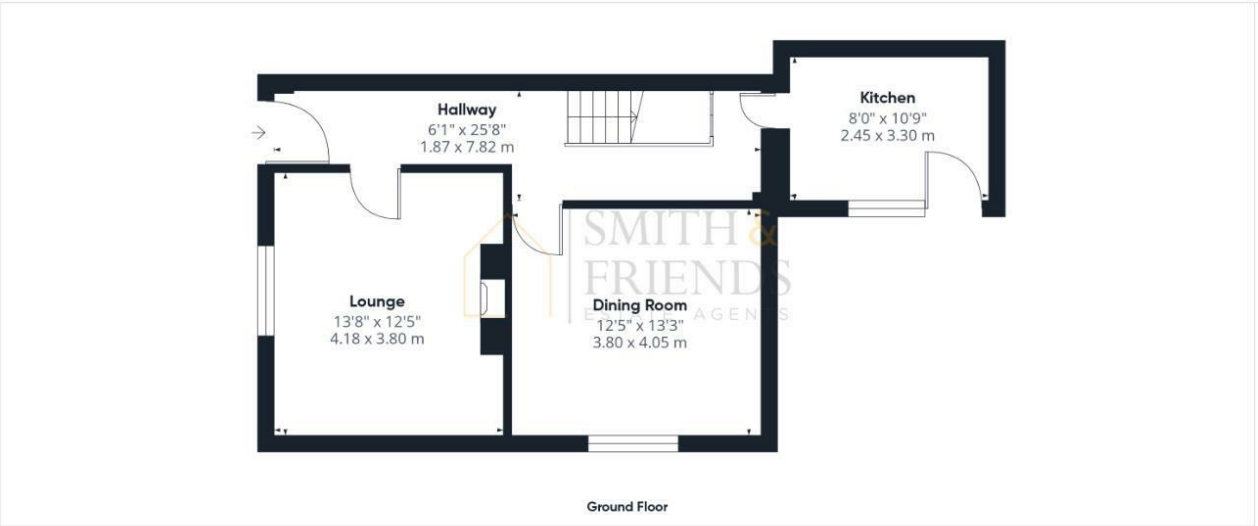
NB
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.


NEVER SAY











Approximate total area(1)

977 ft²

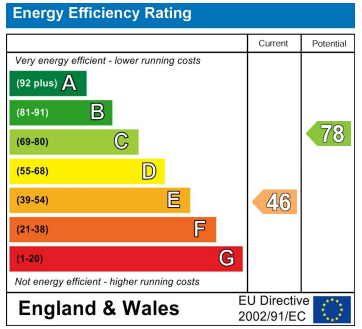
90.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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.

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