



## 17 Cliff Terrace Headland Hartlepool TS24 0PU



**\*\* A UNIQUE HOME - UNLIKE ANY CURRENTLY AVAILABLE IN THE AREA \*\*** We are privileged to bring to the market this stunning five bedroom period residence. The home commands a prominent and prime position on Cliff Terrace overlooking the memorial gardens, whilst offering breath-taking sea views. An understandably sought after and rarely available property situated within the Headland conservation area. This recently improved home is as equally impressive internally as it is externally, with significantly upgraded and enhanced accommodation finished to the very highest of standards throughout. A credit to its current owners who have managed to retain, restore and improve upon the property's original character, with beautiful fixtures and fittings complemented by tasteful and attractive décor. The spacious and well proportioned accommodation is spread over five floors with a versatile layout offering five good sized bedrooms, three reception rooms and two bathrooms/shower rooms. The home further benefits from a generous cellar room which would make an ideal entertainment room or possible guest quarters.

**EPC RATING: E**

**ASKING PRICE - £365,000**



# ROBINSONS

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To the rear of the property is access to a useful double garage, whilst further pleasing features include restored double glazed sash windows, gas fired central heating and secure burglar alarm system. The internal layout of the property briefly comprises: entrance lobby through to the inviting entrance hall with access to a modern ground floor cloakroom/WC, as well as the double garage, cellar room and open plan lounge/kitchen. The lounge area enjoys stunning sea views from a large bay window and includes a beautiful log burning stove. The kitchen area is fitted with a comprehensive range of high gloss units to base and wall level with a matching island incorporating a breakfast bar. To the first floor, from the half landing is access to a luxurious family bathroom fitted with a beautiful four piece suite and chrome fittings. There is further access to a useful dressing room with fitted wardrobes and matching drawer unit. The first floor main landing gives access to two first floor sitting rooms, the rear reception room being used as a child's playroom, whilst an extremely spacious, bay fronted first floor lounge measures over 23 ft in length and offers stunning sea views. To the second floor are three bedrooms, the master benefitting from a sumptuous en suite shower room, whilst to the third floor are a further two bedrooms, with bedroom four offering beautiful elevated panoramic sea views. Externally is a low maintenance front garden, a secluded inner courtyard and two larger than average garages to the rear with remote controlled access doors. An internal viewing is the only way this home can be fully appreciated.

**GROUND FLOOR:**

**ENTRANCE LOBBY:** 6'6x5'8 (1.98m x 1.73m) (overall)

Accessed via generous panelled entrance door with double glazed fanlight above, fitted with quality oak flooring, dado rail, high coved ceiling, small shelved storage cupboard, panelled door with glazed inserts, matching fanlight and side screens giving access to the entrance hall.

**ENTRANCE HALL:** 27'7 x 7'6 narrowing to 6'6 (8.41m x 2.29m narrowing to 1.98m) (overall)

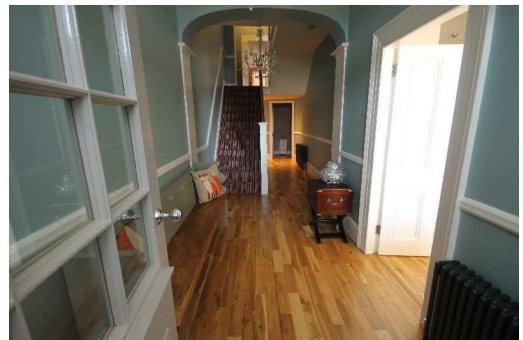
An inviting entrance hall fitted with quality oak flooring and incorporating a spindled staircase to the first floor with newel post and fitted carpet, feature archway, dado rail, deep coved ceiling, two 'period' style column radiators, integral door to double garage, access to cloakroom/WC, door to cellar room.

**CELLAR ROOM:**

The cellar room is separated into two separate areas and offers great potential as an entertainment room or guest quarters with a double glazed sash bay window to the front aspect and a double glazed sash window to the rear, two large chimney breasts, two walk-in storage areas.

**CLOAKROOM/WC:** 7'1x5'1 (2.16m x 1.55m) (overall)

Fitted with a modern two piece white suite and chrome fittings comprising: pedestal wash hand basin with modern chrome mixer tap, close coupled WC, chrome heated towel radiator, fitted extractor fan.



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**SUPERB OPEN PLAN LOUNGE/KITCHEN:**

**LOUNGE AREA:** 16'7x17' (5.05m x 5.18m) (overall)

A generous and attractively presented family lounge featuring a large archway leading directly into the kitchen area, whilst incorporating a double glazed sash bay window to the front aspect offering stunning sea views, feature chimney with gas log burning stove, tiled back and base with feature oak mantle, shelved alcoves, quality oak flooring, beautiful deep coving and inset spotlighting to ceiling, two 'period' style column radiators, television point.



**KITCHEN AREA:** 14'7x15'9 (4.44m x 4.80m) (overall)

Fitted with an extensive range of high gloss units to base and wall level with beautiful and complementing oak work surfaces incorporating an inset one and a half bowl Franke single drainer stainless steel sink unit with modern chrome mixer tap, recess for Rangemaster dual fuel cooking range (not included), with brushed stainless steel splashback and matching Rangemaster illuminated three speed 'chimney' style extractor hood over, integrated Indesit dishwasher, recess for 'American' style fridge/freezer, corner swivel units, fitted three drawer unit to base level, tinted glass fronted display cabinets to eye level, kickboard heaters, neon lighting to kickboards, attractive tiling to splashback, matching central island incorporating a breakfast bar area, corner curved units, fitted three drawer unit, generous two drawer unit, recess for wine cooler and two fitted wine racks, quality oak flooring, double glazed sash window to the rear, inset spotlighting to ceiling.



**FIRST FLOOR: HALF LANDING:**

A spacious half landing with a generous storage cupboard housing the central heating system, quality fitted carpet, dado rail, feature archway, 'period' style column radiator, access to family bathroom.



**FAMILY BATHROOM/WC:** 14'7x11'3 (4.44m x 3.43m) (overall)

A luxurious family bathroom fitted with a beautiful four piece suite comprising: free standing curved bath with chrome mixer tap over and shower attachment, generous walk-in shower with glass panel screen, chrome overhead shower and separate attachment, wall mounted 'vanity' style wash hand basin with chrome mixer tap and white gloss cabinet below, wall mounted mirror fronted vanity cabinet over, matching white gloss units to either side, close coupled WC, impressive tiling to walls and flooring, wall mounted chrome heated towel radiator, double glazed window to the side aspect, access to dressing room.



**DRESSING ROOM:** 9'6x11'3 (2.90m x 3.43m) (overall)

Fitted with a modern range of cream high gloss wardrobes incorporating fitted hanging rails, shelving and drawers, matching drawer unit, quality fitted carpet, 'period' style column radiator, double glazed window to the side aspect.



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**MAIN LANDING:**

Fitted carpet, spindled staircase to the second floor, dado rail, 'period' style column radiator, access to first floor lounge and playroom.

**FIRST FLOOR LOUNGE:** 23'11x16'7 (7.29m x 5.05m) (overall)

A beautiful first floor family lounge offering a high degree of natural light and further benefitting from stunning sea views from a large double glazed sash bay window to the front aspect and an additional sash window, fitted with quality carpet, beautiful cast iron feature fire surround with tiled hearth, part shelved alcoves, beautiful deep coved ceiling and inset spotlighting, three 'period' style column radiators, television point, double doors giving access to the first floor playroom.



**PLAYROOM:** 16'x14'10 (4.88m x 4.52m) (overall)

Ideal for use as a sitting room, currently used as a first floor playroom with a beautiful 'cast iron' feature fire surround, double glazed sash bay window to the rear aspect, quality fitted carpet, beautiful deep coved ceiling and inset spotlighting, two 'period' style column radiators.



**SECOND FLOOR: HALF LANDING:**

Fitted carpet, double glazed sash window to the rear aspect, stairs to second floor main landing.

**MAIN LANDING:**

A generous second floor landing offering ample study space with quality fitted carpet, dado rail, 'period' style column radiator and access to bedrooms one, two and three.



**BEDROOM 1:** 15'1x15'11 (4.60m x 4.85m) (maximum dimensions)

An attractively presented master bedroom with a double glazed sash window to the rear aspect, quality fitted carpet, 'period' style column radiator, access to en suite shower room.

**EN SUITE SHOWER ROOM/WC:** 7'10x5'3 (2.39m x 1.60m) (overall)

Fitted with a modern three piece suite with chrome fittings comprising: corner shower cubicle with twin glass panelled sliding doors, chrome frame and chrome overhead shower with separate attachment, wall mounted wash hand basin with chrome mixer tap, close coupled WC, impressive tiling to walls and flooring, inset spotlighting and fitted extractor to ceiling, modern chrome heated towel radiator.

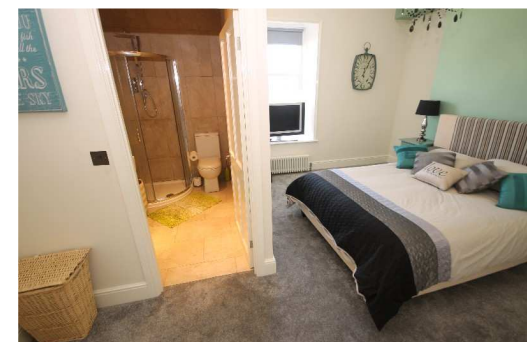


**BEDROOM 2:** 16'9x14'3 (5.11m x 4.34m) (overall)

A generous second bedroom which offers stunning sea views from a double glazed sash window to the front, quality fitted carpets, attractive cast iron feature fire surround, 'period' style column radiator.

**BEDROOM 3:** 13'1x9' (3.99m x 2.74m) (overall)

Double glazed sash window to the front aspect offering stunning sea views, quality fitted carpet, 'period' style column radiator.



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**THIRD FLOOR: HALF LANDING:**

Quality fitted carpet, dado rail, stairs to third floor main landing.

**MAIN LANDING:**

Fitted carpet, 'period' style column radiator, inset spotlighting to ceiling, access to bedrooms four and five.

**BEDROOM 4:** 18'3 extending to 26'11 into bay x 14'9 (5.56m extending to 8.20m x 4.50m) (overall)

Offering possibly the finest sea views on the Headland and beautiful views overlooking the memorial gardens via a large walk-in 'dormer' style bay window with double glazed sash windows, ample eaves storage, quality fitted carpet, double glazed Velux window to the rear aspect, inset spotlighting to ceiling, two 'period' style column radiators, television point.

**BEDROOM 5:** 8'10x7'6 (2.69m x 2.29m) (overall)

Quality fitted carpet, hatch to roof void, 'period' style column radiator.

**OUTSIDE:**

The property features a low maintenance, predominantly lawned front garden with boundary wall and paved walkway. An enclosed inner courtyard can be accessed via the double garages to the rear.

**DOUBLE GARAGE:**

A larger than average double garage separated into two areas. Both garages benefit from remote controlled access doors to the rear, personal door to **GARAGE ONE** 24'7x11'7 (7.49m x 5.16m) (overall) via entrance hall, electric light, power points, door to inner courtyard via **GARAGE TWO:** 17'8x11'6 (5.38m x 4.93m) (overall)



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