Ron Greig

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11 MOOR PARADE, THE HEADLAND

WITH MAGNIFICENT SEA VIEWS IN THIS POPULAR QUIET SEA FRONT POSITION WITH EXCELLENT MODERNISED ACCOMMODATION INCLUDING A BEAUTIFUL FIRST FLOOR LOUNGE. POTENTIAL FOR A BED & BREAKFAST

Price: **£249,950**

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Reg. Office: Harland House, 8 Harland place, Norton, Stockton on Tees, TS20 1AN. VAT Reg. No. 633 4472 46. Director: J. J. Dixon-Barker (B.A. (Hons).

Occupying a superb position on the sea front with magnificent views for which reason it has a delightful lounge on the first floor A SPACIOUS WELL MAINTAINED PROPERTY retaining much of its original character but well improved to meet present day requirements (either floors can be used a Granny Flat or Teenagers Suite). Ideal for family requirements being within easy reach of local schools. The spacious well planned accommodation briefly comprises Entrance Lobby. Deep Entrance Hall. Lounge. Dining Room. Inner Lobby. Bathroom. Kitchen. First Floor: Delightful Lounge. Kitchen. Bathroom Separate Toilet. Bedrooms. Outside Yard to rear and Teenagers Den with Shower Room. The property is installed with gas cenral heating.

Entrance Lobby storage/shoe cupboard

Entrance Hall with spindled balustrade to staircase, spacious understairs storage cupboard, radiator and coved ceiling.

Lounge (13'5" x 14'0") with stylish surround to fireplace with marble hearth and interior, coal effect electric fire, original coved ceiling, ceiling fitted centre rose, and radiator.

Dining Room (14'8" x 12'0") with original coved ceiling with ceiling fitted centre rose, and radiator.

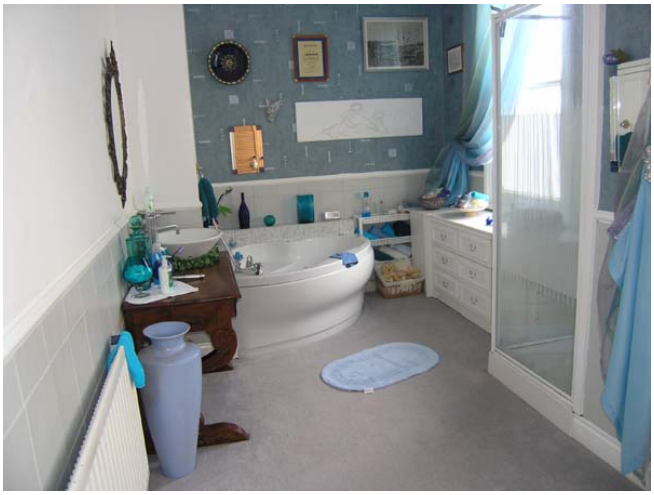
Inner Lobby

Bathroom with panelled bath with mixer tap and shower attachment, pedestal wash basin, and low level w.c.

Dining Kitchen (22'3" x 8'9") with range of units comprising base cupboard and drawer units with roll edged heat resistant working surfaces, inset stainless steel sink with swivel mixer tap, inset Diplomat gas hob and electric cooker below, all with tiled surrounds, matching wall units, extractor hood above hob, laminate flooring, and radiator.

First Floor Half Landing with window.

Half Tiled Separate Toilet with wash hand basin, and low level suite.



Bathroom (14'5" plus entance area x 8'10") with corner Jacuzzi bath with mixer tap and shower attachment, fully tiled walk-in shower cubicle with mains shower, wash hand basin and radiator.

Main Landing with radiator.

Kitchen (14'7" x 11'9") with range of units comprising base cupboard and drawer units with roll edged heat resistant working surfaces, inset stainless steel sink with swivel mixer tap, all with imported South African tiles, matching wall units, laminate flooring, space and plumbing for automatic washer, and space for dryer, Country Chef double cooking range. Archway to

Lounge with spectacular views (13'5" excluding bay x 19'1" narrowing to 11'11") with fire

surround with marble hearth and marble effect interior, stainless steel stone effect gas fire, original coved ceiling, and radiator.

Second Floor Landing built in mirrored wardrobes

Bedroom No. 1 (14'9" x 11'9") with radiator.

Bedroom No. 2 (11'0" x 11'11")

Dressing Room with radiator.

Outside Garden to front. Yard to rear part pavedwith built in barbecue area, Teenagers Den including Shower Room

Energy Performance Certificate

Dining Area

Viewing: By appointment through the agents.

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*__Computerised mortgage sourcing systems__ giving access to both high street lenders and to broker specific special deals with 'decisions in principle' in minutes and Mortgage Certificates issued (subject to status)
*__Fully managed mortgage tracking__ from submission of application right through to release of funds

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