



## Tenth Street

Blackhall Colliery, Hartlepool, TS27 4EY

£475 Per Month



Well-presented two-bedroom mid-terraced home available to let on Tenth Street, Blackhall. Offering two reception rooms, modern kitchen, ground floor shower room, and two well-proportioned bedrooms. The property benefits from gas central heating with radiators to the main rooms, is neutrally decorated throughout, and ready for immediate occupation. Externally there is an enclosed rear yard and on-street parking. Ideal for a range of tenants.



### Entrance Hallway

Accessed via a uPVC front door, the property opens into a welcoming entrance hallway providing access to the ground floor accommodation. Clean and neutral décor throughout.

### Lounge 12'11" x 12'2" (3.95m x 3.72m)

A spacious and well-presented main reception room featuring modern laminate flooring and a large front-facing window allowing excellent natural light. The room benefits from a wall-mounted radiator, ensuring a warm and comfortable living space, and is further enhanced by a feature fireplace creating a central focal point.

### Dining Room 13'10" x 12'0" (4.22m x 3.66m)

Located to the rear, this versatile second reception room is ideal as a dining area or additional lounge. Stylish décor including feature panelling adds character. The room also benefits from a radiator, making it a practical and comfortable space year-round, with access through to the kitchen.

### Kitchen 10'1" x 7'5" (3.09m x 2.28m)

Fitted with a range of wall and base units with contrasting work surfaces and tiled splashbacks. Stainless steel sink and drainer positioned beneath the window. Space for appliances. Door leading out to the rear yard. A functional and well-laid-out kitchen space.

### Ground Floor Wet Room 6'10" x 5'7" (2.10m x 1.71m)

Comprising a white suite including low-level WC, pedestal wash hand basin, and walk-in shower with curtain. Fully tiled walls for ease of maintenance. A practical addition to the property.

### Landing

The first-floor landing provides access to both bedrooms and includes a loft hatch, offering useful additional storage space. Well-presented in neutral tones, the landing enhances the overall light and airy feel of the first floor.

### Master Bedroom 14'1" x 11'4" (4.30m x 3.46m)

A generously sized double bedroom with a large window providing plenty of natural light. Finished in neutral décor with fitted carpet and benefiting from a radiator, creating a comfortable and inviting space.

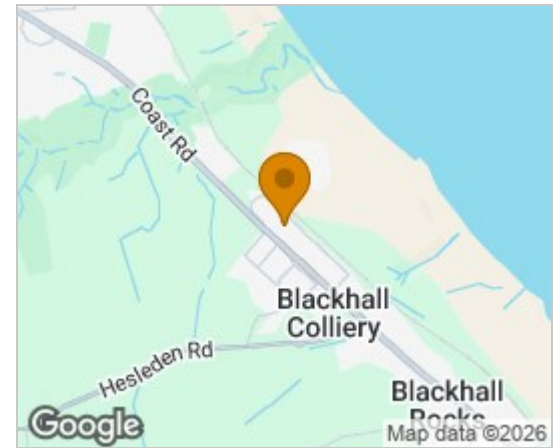
### Second Bedroom 14'10" x 7'6" (4.54m x 2.31m)

A good-sized second bedroom overlooking the rear, suitable as a double or large single. The room includes a radiator and neutral décor, offering a versatile and comfortable living space.

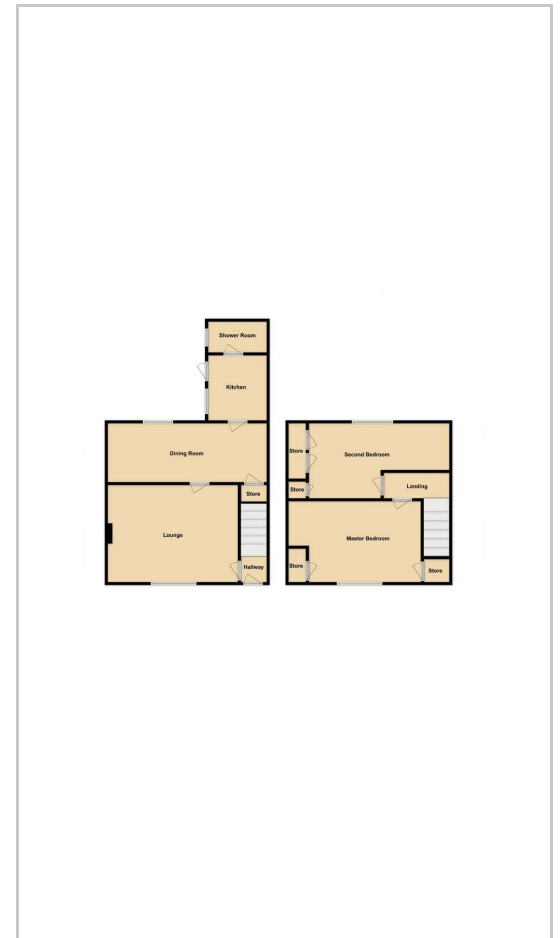
### Outside Space

To the rear is a low-maintenance enclosed yard, ideal for bin storage and outdoor use. On-street parking is available to the front of the property.

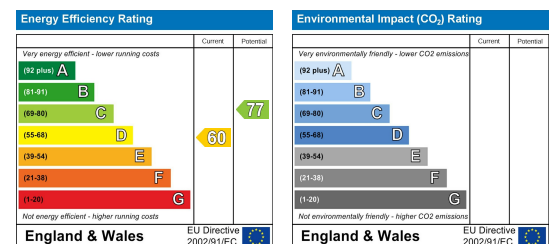
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.