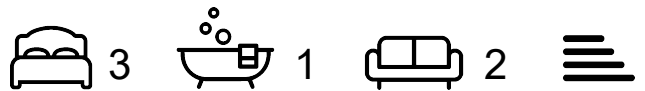




East Street

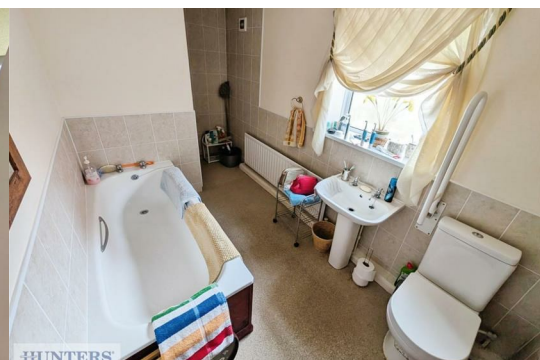
Blackhall Colliery, Hartlepool, TS27 4HA

Asking Price £75,000



Nestled in the popular village of Blackhall Colliery, this delightful mid-terrace house on East Street presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this traditional property offers ample space for all the family. The ground floor features two inviting reception rooms, perfect for family gatherings or quiet evenings in. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. Additionally, the property boasts an upstairs W/C, providing added convenience for busy households.

Blackhall Colliery is a vibrant community that offers a wealth of amenities, including local schools, a health centre, and a variety of shops, ensuring that all your daily needs are within easy reach. The area is well-connected, with excellent transport links to the A19, making it easy to access Peterlee, Hartlepool and both pleasant beach and country walks through the nearby Castle Eden Dene nature reserve. This property is offered with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer or looking to invest in a rental property, this home in Blackhall Colliery is sure to impress with its blend of traditional charm and modern convenience. Don't miss the chance to make this lovely house your new home.



Entrance Hallway

The entrance features a convenient entrance vestibule and an exterior double glazed door, a stairwell to the first floor and a radiator.

Lounge 12'3" x 11'11" (3.74m x 3.64m)

Situated at the front of the home, this lovely principle reception room incorporates a double glazed window offering views across the patio gardens complimented with a radiator and an adams style fireplace inset with a marble back panel, hearth and a living flame effect gas fire.

Dining Room 13'8" x 13'5" (4.18m x 4.11m)

Nestled towards the rear of the property, the dining room features double glazed windows with views across the enclosed west facing walled courtyard, a useful understair cupboard accompanied with a further cupboard concealing the gas boiler, a radiator and a fireplace inset with a gas fire.

Kitchen 10'11" x 7'5" (3.35m x 2.27m)

The delightful kitchen features a comprehensive array of both wall and floor cabinets finished in light beech colour tones and contrasting laminated work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fitments set beneath a double glazed window which overlooks the rear courtyard. Accompaniments include an integral electric hob positioned below an extractor canopy, an elevated electric Stoves oven, plumbing for an automatic washing machine and space for a fridge freezer.

Rear Hallway

Featuring a double glazed door granting access to the rear courtyard and a further door to the bathroom.

Bathroom 9'1" x 6'0" (2.77m x 1.83m)

The family bathroom incorporates a white suite comprising of a panel bath, low level W/c a pedestal hand wash basin and a wonderful walk into open shower enclosure. Additional accompaniments include a radiator and a double glazed vanity window to the rear courtyard.

Landing

The main landing features an eye catching newel posted spindle balustrade accompanied with a useful storage cupboard and a double glazed window looking onto the rear west facing courtyard.

First Floor W/c

This useful facility, integrated into the first floor landing area is a wonderful attribute, comprising of a low level W/c and a hand wash basin.

Master Bedroom 13'9" x 11'11" (4.20m x 3.64m)

Located at the front of the home, the impressively proportioned bedroom features a double glazed window providing pleasant views, fitted wardrobes and a radiator.

Second Bedroom 13'9" x 9'3" (4.20m x 2.82m)

Situated at the rear of the residence this additional double bedroom incorporates a double glazed window and a radiator.

Third Bedroom 7'1" x 6'10" (2.17m x 2.10m)

Equally well proportioned, this lovely third bedroom features a double glazed window overlooking the rear courtyard and a radiator.

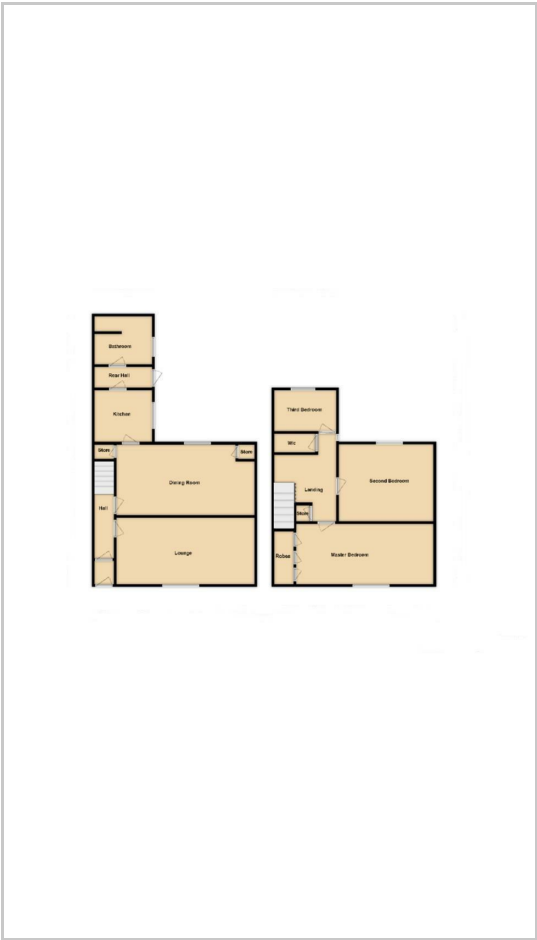
Outdoor Space

At the front of this welcoming home the gardens have been patioed for ease of maintenance, whilst to the rear, there is an impressive west facing walled courtyard and an access gate leading into the rear adjoining service lane, ideal for outdoor enjoyment during the warm summer months.

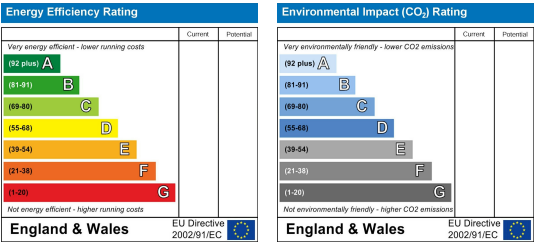
Area Map



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.