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HERE TO GET *you* THERE



Coast Road

Blackhall Colliery, TS27 4HS

Asking Price £110,000

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DOUBLE FRONTED SEMI DETACHED HOUSE WITH A GARAGE ... Hunters are delighted to present to the market this lovely individual property which exudes a great deal of charm and character. The property provides an impressive double fronted aspect with ample living space and room to extend, subject to regulatory approval. The residence is situated within easy access to the local services, shops, schools and even has distant views over the scenic coastline through the bedroom window. The accommodation briefly comprises of an entrance hall, an appealing lounge, a dining room, kitchen, ground floor bathroom, an upstairs shower room W/c, two double bedrooms and a sizable garage. For further information and viewings please contact your local Hunters office situated in the nearby Peterlee Castle Dene Shopping Centre. "No Chain"







Entrance Hallway
The entrance hallway provides a welcoming introduction to the home, connecting the ground floor accommodation with the staircase to the first floor. It creates a useful separation between the entrance and the main living spaces, setting the scene for the generously proportioned rooms beyond.

Lounge 15'8" x 11'8" (4.80m x 3.58m)
A spacious and characterful reception room, with a beautiful bay window drawing in natural light and providing an attractive outlook over the garden. The feature fireplace and decorative surround create a natural focal point, while ceiling coving and a decorative ceiling rose add traditional charm. There is ample room for comfortable sofas and accompanying furniture, making this an inviting space for relaxing evenings, entertaining visitors or simply enjoying the garden outlook. The room's generous proportions offer an excellent foundation for a stylish principal living area.

Dining Room 13'5" x 10'9" (4.09m x 3.28m)
This generously sized second reception room provides excellent space for a dining table and chairs, offering a setting for everything from everyday meals to family celebrations. A large window brings in plenty of daylight, while extensive sliding-door storage along one wall adds a particularly useful practical feature. Positioned conveniently alongside the kitchen, the room lends itself to sociable dining and entertaining, with the flexibility to incorporate a reading corner or home-working area to suit the next owner's needs.

Kitchen 9'10" x 7'4" (3.02m x 2.25m)
The kitchen is fitted with white wall and base units, complemented by wood-effect work surfaces and colourful tiled splashbacks. A stainless-steel sink and drainer sit beneath the window, bringing natural light directly onto the preparation area, while the layout makes practical use of the available space. Wood-effect flooring adds warmth, and an external door provides convenient access outside. Situated next to the dining room, the kitchen is well placed for everyday meals and entertaining, with scope for a buyer to personalise the finish over time.

Ground Floor Bathroom 7'1" x 6'9" (2.16m x 2.08m)
A valuable addition to the ground floor, this bathroom features a bath with shower over and a glazed screen, a wash basin set into a vanity unit, and a WC. Light wall tiling with decorative border detailing is complemented by patterned tiled flooring, while the window provides natural light. The vanity offers useful storage for toiletries, helping to keep the room organised. Having bathing facilities on the ground floor, in addition to the upstairs shower room, adds welcome convenience and flexibility to the accommodation.

Landing
The first-floor landing connects the two bedrooms and shower room, keeping the sleeping accommodation together on one level. The arrangement offers straightforward access to the upstairs facilities and provides a practical layout for daily living.

Shower Room W/C 6'9" x 5'8" into recess (2.06m x 1.75m into recess)
Conveniently positioned on the first floor, the shower room and WC serve both bedrooms and complement the ground floor bathroom. This additional facility is a useful advantage for visiting guests and busy morning routines, allowing the home to offer both bathing and showering options across its two floors.

Master Bedroom 13'10" x 10'7" (4.23m x 3.24m)
The principal bedroom offers generous proportions, with space to accommodate a double bed alongside wardrobes, bedside furniture and a dressing table, depending on the chosen layout. Its size provides flexibility when arranging furniture and creating a comfortable personal retreat. With room to introduce your own décor and storage solutions, this is an appealing space in which to create a restful main bedroom.

Second Bedroom 9'8" x 9'4" (2.95m x 2.85m)
A useful second bedroom offering versatility for a range of buyers. Suitable as a guest bedroom or child's room, it could equally provide a dedicated home office or hobby space. The proportions allow for a practical furniture arrangement, while the nearby shower room adds convenience for family members or overnight visitors.

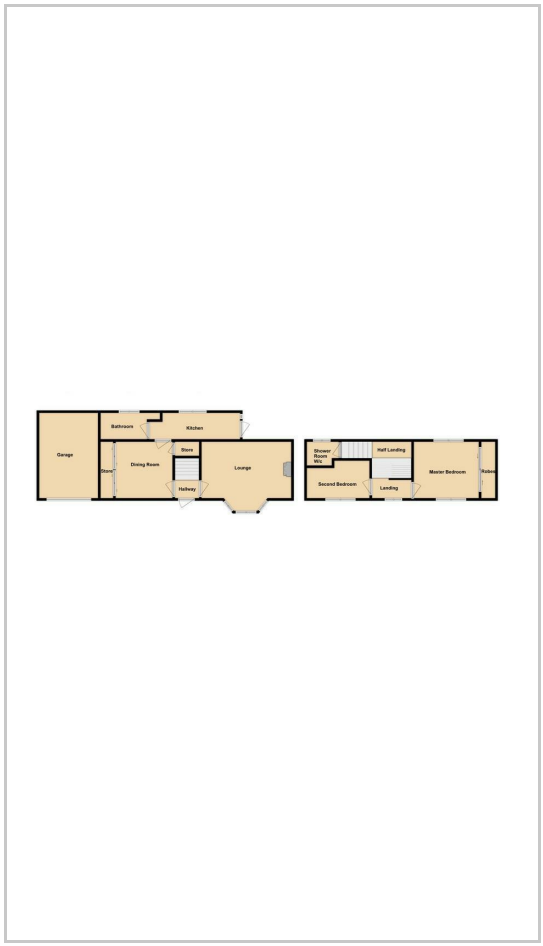
Garage 20'1" x 10'4" (6.14m x 3.15m)
A substantial garage measuring over six metres in length, providing valuable space for parking, storage or hobbies. Its generous dimensions offer scope for shelving, gardening equipment, bicycles or a workbench, subject to the required vehicle clearance. Accessed from the driveway, it is a particularly appealing feature for buyers seeking useful space beyond the main accommodation.

Outdoor Space
The gardens are a standout feature of Strathmore, giving the home an attractive setting and plenty of space to enjoy outdoors. A generous lawn is framed by established planting, shrubs and brick boundary walls, with paved pathways adding definition and convenient access. The gated, block-paved driveway provides off-street parking and leads to the garage, creating a practical and welcoming approach. A separate covered decked seating area, finished with timber balustrading and lattice screening, provides a sheltered spot for outdoor dining, morning coffee or relaxing with friends located at the rear of the home accessed via the kitchen. Together, the lawn, established borders and seating areas offer an appealing balance of gardening space and room to unwind, with plenty of potential for the next owner to make the surroundings their own.

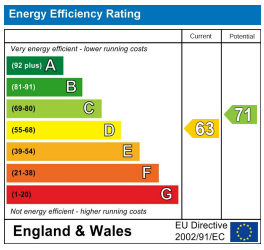
Area Map

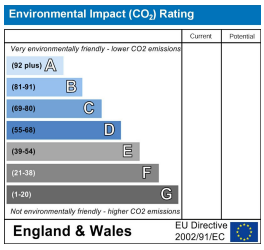


Floor Plans



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.

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