

# HUNTERS®

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## The Grove

Blackhall Colliery, Hartlepool, TS27 4LF

£675 Per Month



Situated on The Grove, Blackhall, this unfurnished property offers well-presented and spacious accommodation ideal for a range of tenants. The ground floor comprises a welcoming entrance hallway with staircase to the first floor, a generous lounge opening through to a dining room with bay window, and a fitted kitchen with a range of wall and base units, integrated oven and hob and access to the rear. To the first floor are three bedrooms including a spacious master bedroom and two further well-proportioned rooms, along with a modern family bathroom featuring a panelled bath with overhead shower, vanity unit and contemporary tiling. A concealed staircase from the master bedroom leads to a useful loft area providing additional storage. Externally, the property benefits from a low-maintenance block paved frontage offering off-street parking, while to the rear is an enclosed yard with access to a brick-built garage fitted with power and lighting, providing secure parking or excellent storage facilities. "Available Now"



Entrance Hallway

A welcoming entrance hallway providing access to the main living accommodation and staircase to the first floor. Finished with neutral décor and fitted carpet, creating a practical and tidy first impression.

Lounge 15'3" x 12'2" (4.67m x 3.72m)

A spacious and well-proportioned lounge offering a bright and comfortable living space. The room features fitted carpet, neutral décor and a feature wall, with ample space for a range of living room furniture. Open access leads through to the dining room, enhancing the sense of space and flow.

Dining Room 15'6" x 10'4" (4.73m x 3.17m)

A generous dining room, ideal for formal dining or as an additional reception space. Benefitting from neutral décor, fitted carpet and a pleasant outlook to the front via a bay window, allowing plenty of natural light into the room.

Kitchen 10'0" x 5'11" (3.05m x 1.82m)

A well-presented fitted kitchen featuring a range of wall and base units with contrasting work surfaces. Integrated appliances include a gas hob and oven, with space for additional appliances. Finished with tiled splashbacks and a rear window providing natural light. Access is provided to the rear of the property via a double glazed exterior door.

Family Bathroom 10'11" x 4'9" (3.35m x 1.47m)

A modern and well-appointed family bathroom comprising a panelled bath with overhead shower and glass screen, low-level WC and wash hand basin set within a vanity unit. Finished with attractive tiled walls, vinyl flooring, heated towel rail and recessed ceiling lighting.

First Floor Landing

A central landing providing access to all first floor rooms with fitted carpet and neutral décor.

Master Bedroom 11'5" x 10'5" (3.48m x 3.20m)

A generously sized double bedroom positioned to the front of the property. The room benefits from fitted carpet, neutral décor and a large window allowing for plenty of natural light. Built-in storage is provided, offering practical wardrobe space and concealing the staircase to the loft area.

Second Bedroom 10'0" x 8'9" (3.05m x 2.67m)

A further well-proportioned double bedroom, finished with fitted carpet and neutral décor. The room enjoys a pleasant outlook and offers ample space for bedroom furniture, making it ideal for a guest room or additional family bedroom.

Third Bedroom 7'0" x 6'4" (2.14m x 1.95m)

A single bedroom suitable for use as a child's bedroom, home office or study. The room is neutrally decorated, fitted with carpet and benefits from natural light via a rear window.

Loft Area

Accessed via a concealed staircase in the master bedroom, the loft area provides a versatile additional storage space. Featuring a Velux roof window allowing natural light, fitted carpet and built-in storage.

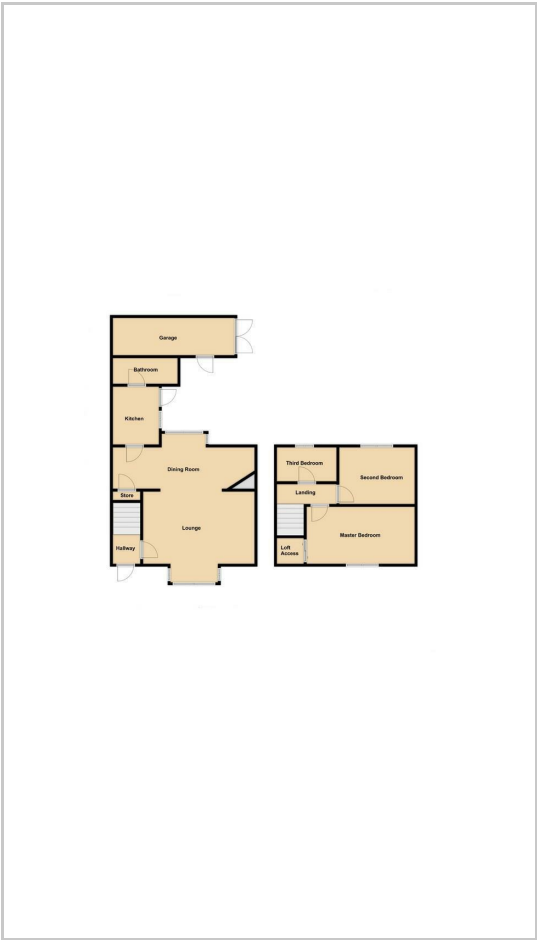
Garage / Outside Space 16'4" x 8'0" (5.00m x 2.45m)

Externally, the property benefits from a low-maintenance block paved frontage providing off-street parking, enclosed by low brick walls and decorative blockwork for added kerb appeal. To the rear is an enclosed yard area offering useful outdoor space and access to a brick-built garage, which is fitted with power and lighting and accessed via timber double doors onto the rear lane and a door to the inner courtyard, providing excellent storage or secure parking.

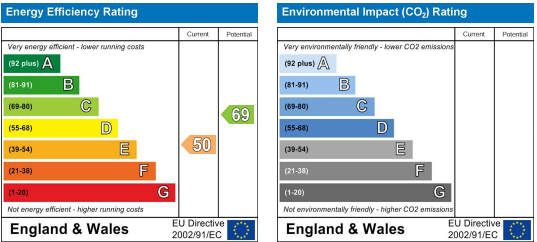
Area Map



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.