

# HUNTERS®

HERE TO GET *you* THERE



## Eleventh Street

Blackhall, TS27 4LX

£495 Per Month



OVERLOOKING THE PARK... Hunters are pleased to welcome to the lettings market this well-presented terraced home, ideally located in the heart of Blackhall. The property features two spacious reception rooms, a modern kitchen, two generously sized double bedrooms, and a stylish shower room with WC. Benefits include double glazing, gas central heating, and scenic views across the park. Situated within easy reach of the A19, this home offers excellent access to regional centres such as Peterlee, Hartlepool, and Durham City, along with a vibrant local high street offering a range of shops and amenities.





**LOUNGE 12'3" x 12'7" (3.73 x 3.83)**  
Situating at the front of the residence the lounge features a double glazed exterior door complimented with an attractive fireplace inset with a living flame effect electric fire, an open twisting stairwell to the first floor landing area and a radiator. Additional accompaniments include a double glazed window which offers views towards the gated park, a useful understairs cupboard and further ...

**DINING ROOM 11'3" x 11'11" (3.42 x 3.62)**  
Nestled at the rear of the home this additional reception room incorporates a fireplace inset with an electric fire and a double glazed window positioned on a southerly aspect overlooking the rear courtyard. Further accompaniments include a radiator and a doorway to the attractive kitchen.

**KITCHEN 7'2" x 10'5" (2.18 x 3.18)**  
Located at the rear of the property the kitchen features a wealth of wall and floor cabinets finished in a white colour with contrasting laminated work surfaces integrating a white sink and drainer unit complete with mixer tap fittings set beneath a double glazed window overlooking the enclosed courtyard. Additional accompaniments include plumbing for an automatic washing machine, space for a ...

**SHOWER ROOM W/C 5'7" x 7'5" (1.7 x 2.26)**  
The contemporary suite comprises of a corner positioned glazed shower enclosure trimmed with a gloss steel finish, complete with an elevated Ideal shower, a low level W/c and a hand wash basin inset into a convenient vanity cabinet. Further attributes include tiled walls and flooring, a double glazed frosted window, an extractor fan and a ladder style chrome finished elevated ladder style radi...

**FIRST FLOOR LANDING**  
Located at the top of the stairwell from the lounge, the landing features convenient loft access and two internal doors providing accessibility into both double bedrooms.

**MASTER BEDROOM 9'0" x 13'9" (2.74 x 4.18)**  
The impressively appointed master bedroom incorporates a double glazed window which looks onto the recreational park at the front of the property, a useful walk in storage cupboard and a radiator.

**SECOND BEDROOM 9'8" x 12'6" (2.95 x 3.82)**  
Positioned at the rear of the property this equally well appointed second double bedroom features a double glazed window which looks onto the south facing enclosed courtyard, a radiator and storage cupboard housing the gas combination boiler.

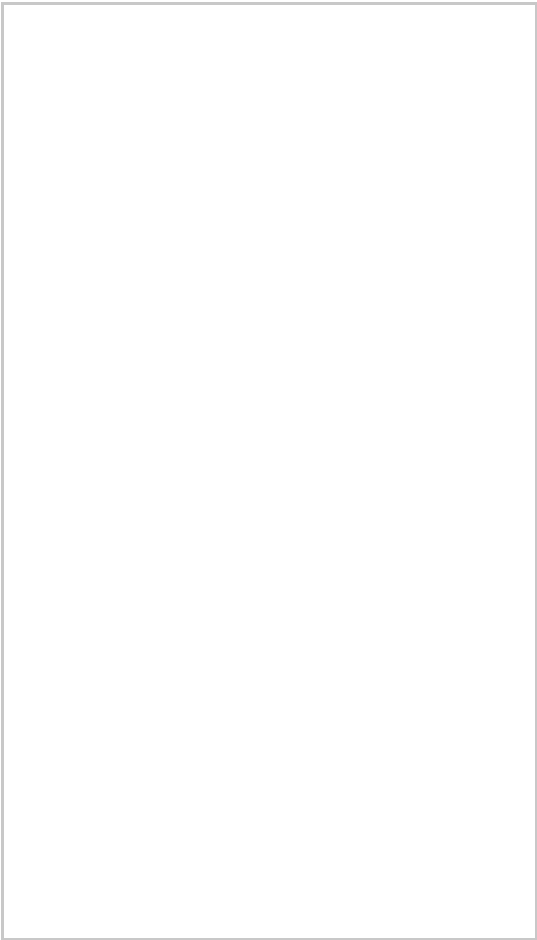
**REAR COURTYARD**  
The south facing courtyard, accessed via the double glazed door from the kitchen is an ideal attribute for the summer months and features a brick built storage cupboard and a further access gate to the rear lane.

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.

Area Map



Floor Plans



Energy Efficiency Graph

