



## 13 Maureen Avenue

Blackhall Colliery, Hartlepool, TS27 4JF

**£115,000**



Welcome to Maureen Avenue, Blackhall Rocks - a charming property that is sure to capture your heart! This rare gem is a large 3-bedroom bungalow, boasting stunning views that will leave you in awe. Situated in the picturesque Blackhall Rocks, this property offers a unique opportunity to enjoy the beauty of the surroundings.

One of the standout features of this property is its extension, providing you with even more space to make it your own. Imagine the possibilities that come with this extra room - a cozy reading nook, a bright home office, or a peaceful yoga retreat.

As if that wasn't enticing enough, this property comes with the added benefit of no chain, making the buying process smoother and more straightforward. Say goodbye to unnecessary delays and hello to your new dream home!

Step outside and be greeted by a lovely front garden, perfect for enjoying a morning cup of tea or hosting a summer barbecue with friends and family. The outdoor space is just waiting for your personal touch to transform it





The internal layout comprises:

Entrance vestibule, extended large lounge with dining area and staircase,

Well equipped kitchen with base, wall and drawer units and space for appliances, uPVC double glazed windows & patio door.

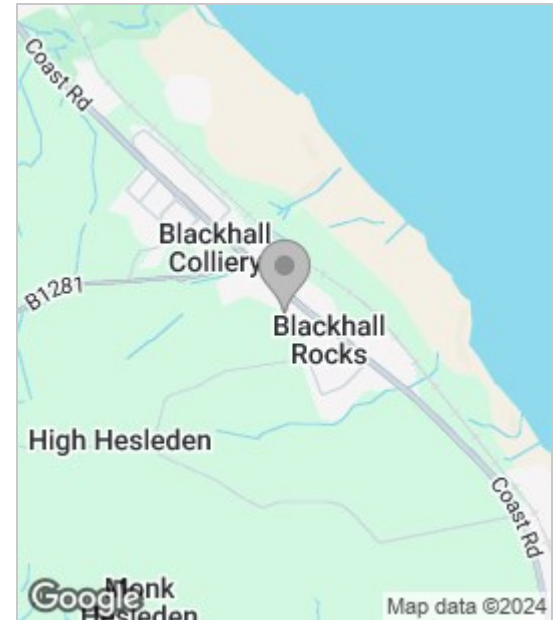
Bedrooms 1 & 2 both are double in size and have double glazed windows.

The family bathroom/Wc is fitted with a 4 piece white suite comprising of: bath, shower cubicle, sink with vanity unit, low level WC.

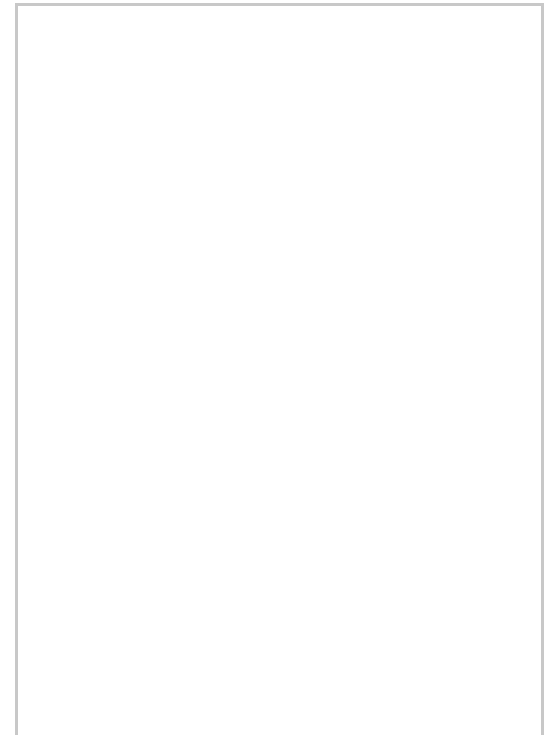
To the first floor is a large double bedroom with charming views to the front aspect, in addition to a large office area with additional storage and sauna room.

Externally to the front is a mature garden laid to lawn with wrap around walk way to the courtyard style yard.

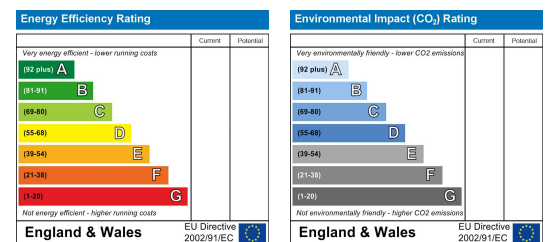
## Area Map



## Floor Plan



## Energy Efficiency Graph



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