

# HUNTERS®

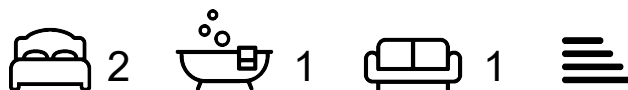
HERE TO GET *you* THERE



## Princess Close

Blackhall Colliery, Hartlepool, TS27 4DH

Asking Price £159,950



EXECUTIVE SEMI DETACHED BUNGALOW - RARE TO THE MARKET... Hunters are delighted to present to the market this exemplary residence situated in a distinctive cul-de-sac within reach of a spectacular stretch of coastline, local shops and major road links connecting with Sunderland, Teesside and the historic City of Durham. The accommodation briefly comprises of an entrance porch leading into the hallway, two double bedrooms, a lounge through dining room with an eye catching multifuel stove, a contemporary kitchen, bathroom, south facing private gardens and a sizable motorbike garage / workshop. EPC on order, Council tax band B. For further information and viewings please contact your local Hunters office situated in the nearby Castle Dene Shopping Centre. " No Chain"



### Entrance Porch

A wonderful attribute to the bungalow, the double glazed entrance porch features and external double glazed door accompanied with a further door providing accessibility into the hallway.

### Hallway

Encompassing a double glazed door leading into the porch, a radiator, convenient linen cupboard and internal doors offering access into the two double bedrooms, the bathroom and the lounge.

### Lounge 15'9" x 13'6" (4.82m x 4.12m)

Beautifully presented and situated at the front of the residence, this impressive principle reception room incorporates an attractive multifuel stove complete with a feature fire surround and marble back and hearth, a double glazed window providing lovely views across the gardens towards the cul-de-sac, a radiator and an attractive open plan aspect to the dining area.

### Dining Area 13'11" x 9'6" (4.26m x 2.92m)

Nestled off the lounge, this welcoming dining area features an open aspect to the breathtaking kitchen and a radiator.

### Kitchen 11'3" x 9'9" (3.45m x 2.98m)

Situated at the rear of the bungalow, the delightful kitchen includes an extensive array of contemporary finished wall and floor cabinets complete with granite effect work surfaces which integrate a one and a half bowl sink and drainer unit complete with mixer tap fittings positioned beneath a double glazed window overlooking the private south facing rear gardens. Additional accompaniments include an external door to the rear gardens, plumbing for an automatic washing machine accompanied with space for a fridge freezer and an integral hob and oven set below an elevated concealed extractor hood.

### Master Bedroom 12'7" x 12'3" (3.86m x 3.74m)

Located at the rear of the residence this well appointed master bedroom features a pair of double glazed patio doors proving access into the south facing gardens, a radiator and fitted mirror fronted double wardrobes.

### Second Bedroom 12'4" x 9'8" (3.76m x 2.97m)

This further double bedroom is positioned at the front of the bungalow incorporating a double glazed window and a radiator.

### Bathroom 8'11" x 6'11" (2.73m x 2.12m)

Beautifully presented, the bathroom has been remodelled to include a larger than average walk-into shower enclosure complete with glazed screens and both electric and combi boiler fed shower faucets, a low level W/c and a hand wash basin set into a convenient vanity cabinet. Additional attributes include a double glazed frosted window and a radiator.

### Motorbike Garage / Workshop

This outstanding addition to the property was introduced by the current owners facilitating secure standage for a motorbike and could be utilised as a workshop, given the abundance of electrical outlets and the unusual length of the garage. The garage also features a secure roller garage door opening onto the front driveway and an additional door opening into the rear gardens.

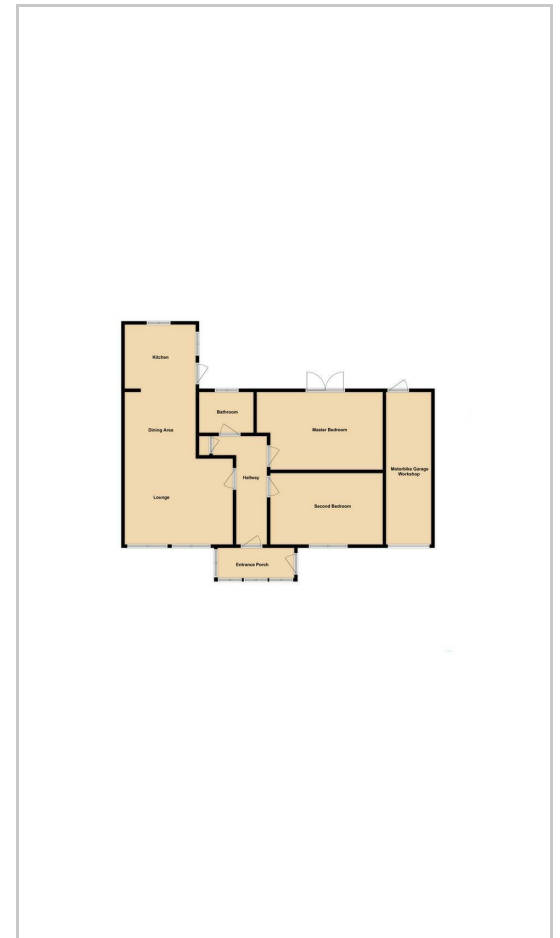
### Outdoor Space

At the front of this impressive bungalow, situated within a small desirable cul-de-sac where properties of this nature seldom grace the property market, the gardens are laid to lawns which are intersected with a block paved driveway leading to the garage, providing a sizable off street parking facility. At the rear, there are impressive predominantly south facing private gardens which comprise mostly of lawns, a garden shed and lovely patio, ideal for outdoor recreation in the warm summer months.

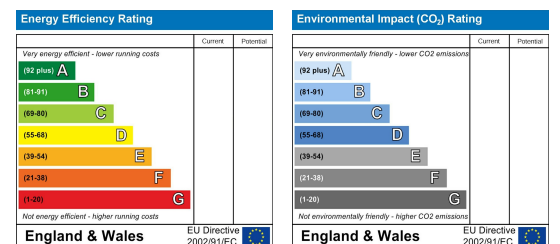
## Area Map



## 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.