



Dene Road

Blackhall Colliery, Hartlepool, TS27 4HJ

Asking Price £70,000



EXCEPTIONAL INVESTMENT OR FIRST HOME... Hunters are pleased to present to the market this wonderful three bedroom terrace house situated in a popular cul-de-sac within reach of the village high street of mixed use shops, schools, a doctors surgery and local library. Investment clients should expect to receive a lettings income of £595 pcm. This well presented property briefly comprises of a main lounge, dining kitchen, family bathroom, gardens and both gas central heating and double glazing. For further information regarding Hunters comprehensive lettings management facilities and viewings please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre. EPC: D, Council Tax Band A. "No Onward Chain"



Entrance Hallway

The welcoming entrance features a double glazed external door and stairs to the first floor landing.

Lounge 13'8" x 11'1" (4.18m x 3.40m)

Situated at the front of this well presented home the lounge incorporates an appealing double glazed box window overlooking the front gardens towards the cul-de-sac, a radiator and a further door granting access into the dining kitchen.

Dining Kitchen 14'0" x 7'8" (4.29m x 2.34m)

The eye catching kitchen features a wealth of both wall and floor cabinets finished in contemporary white colour tones with contrasting work surfaces which integrate a stainless steel sink and drainer unit complete with mixer tap fittings set below a double glazed window which overlooks the rear south facing courtyard gardens. Additional attributes include an electric hob and oven positioned beneath an elevated brushed steel extractor canopy, a wall mounted gas boiler, plumbing for an automatic washing machine, a radiator and a useful storage/pantry cupboard.

Rear Hallway

Positioned off the dining kitchen the rear hallway offers accessibility into the rear gardens via a double glazed external door and the family bathroom.

Bathroom 7'1" x 6'11" (2.17m x 2.13m)

Nestled towards the rear of the property the well appointed bathroom provides a white suite comprising of an elevated electric shower over the panel bath, a low level W/c and a pedestal hand wash basin. Accompaniments include a convenient tiled floor, radiator and a double glazed frosted window.

Landing

Incorporating stairs to the entrance hallway, convenient loft access and doors to the three bedrooms.

Master Bedroom 11'11" x 9'9" (3.65m x 2.99m)

Situated at the front of the home the master bedroom features fitted cupboards, a radiator and double glazed window which overlook the cul-de-sac.

Second Bedroom 9'10" x 9'1" (3.02m x 2.77m)

Positioned at the rear of the property the second bedroom provides a radiator and a double glazed window offering elevated views across the rear courtyard gardens.

Third Bedroom 6'5" x 6'5" (1.98m x 1.96m)

Located adjacent to the second bedroom towards the rear of the home the third bedroom includes a radiator and a double glazed window.

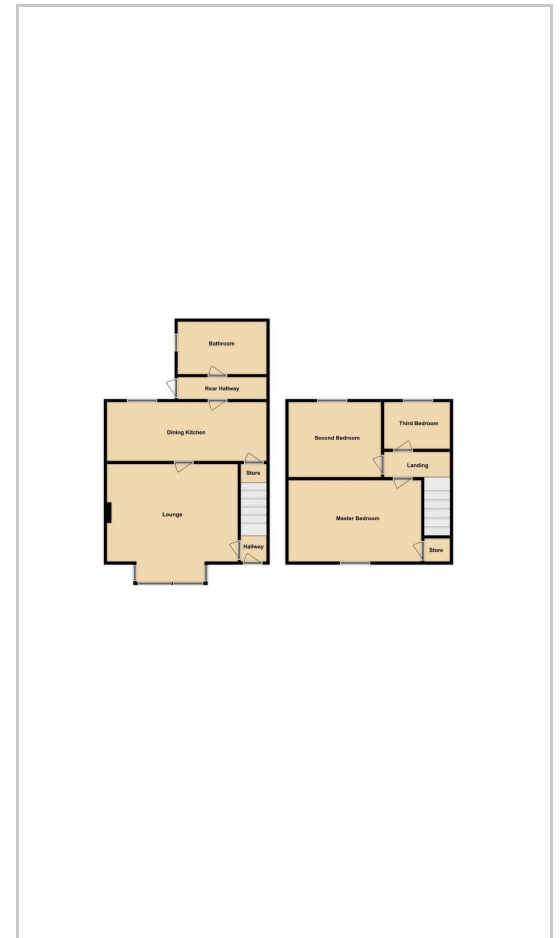
Outdoor Space

The property is situated in a lovely position taking advantage of the south facing rear aspect with gated lawns to the front and a suitable rear courtyard garden accessed via the rear hallway and a further timber gate permitting access to the front grounds.

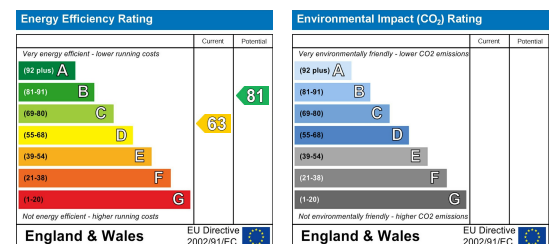
Area Map



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.