

This beautifully upgraded four bedroom detached residence occupies a prime position on this popular Elwick Rise development. Rarely available to the market, this home offers substantial and versatile living accommodation with a stunning contemporary finish. An early viewing comes highly recommended, with recent upgrades including a superb refitted kitchen, bathroom and en-suite shower room. The accommodation is warmed by gas central heating, features uPVC double glazing throughout and includes a secure burglar alarm system. The accommodation comprises of: Inviting entrance hall, downstairs toilet, snug/office, stunning open plan dining kitchen, opening into the lounge and utility. To the first floor the large galleried landing, gives access to the four generous bedrooms ( master with en suite) and family bathroom. Externally landscaped and private rear garden that is predominantly laid with artificial turf, complimented with a sunny patio area ideal for entertaining. The open plan front garden is laid to lawn with a double width block paved driveway leading to the single garage. ( up and over door power and lighting) Blackton Road is situated within a short stroll of High Tunstall College Of Science and close to West Park Primary. **VIEWING RECOMMENDED.**

**Blackton Road, Hartlepool, TS26 0QG**

**4 Bedroom - House - Detached**

**£350,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: E**



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# Blackton Road, Hartlepool, TS26 0QG



## GROUND FLOOR

### Hallway

Composite front door, storage cupboard, radiator and spindle staircase to first floor landing.

### Downstairs Toilet

White and chrome suite with low level WC wash hand basin with vanity storage, heated chrome towel rail and uPVC DG window.

### Study

uPVC DG window and radiator.

### Open Plan Kitchen Dining Area

Kitchen: This Stunning Hi End fitted kitchen has a range of "shaker" style wall, base and drawer units with complimentary quartz work tops, upstands and breakfast bar. Inset sink with "instant boiling" hot water tap. integrated appliances include a four ring induction hob with illuminating extractor, fan assisted oven and microwave, dishwasher, fridge and freezer. uPVC DG window to rear, and radiator.

Dining Area: two uPVC Dg windows to side, glass panelled doors with side panels opening into the lounge.

### Lounge

uPVC DG French Doors opening onto the rear patio, Two uPVC DG windows, living flame coal effect gas fire with marble upstand, hearth and surround.

### Utility

Base and wall units with matching worktops, plumbing washing machine and dryer, uPVC DG glass panelled door giving side access.

## FIRST FLOOR

### Landing

Light and airy galleried landing with uPVC DG window to front, large airing cupboard and access to loft ( retractable ladder, and lighting)

### Bedroom ( rear)

uPVC DG window to rear, built in wardrobes and radiator.

### Ensuite

Three piece white and chrome suite with double width walk in shower cubicle and wall mounted thermostatic shower, wash hand basin with vanity storage, low level WC, heated chrome towel rail and uPVC DG window.

### Bedroom (rear)

uPVC DG window, radiator and built in storage.

### Bedroom ( front)

uPVC DG window and radiator.

### Bedroom ( front)

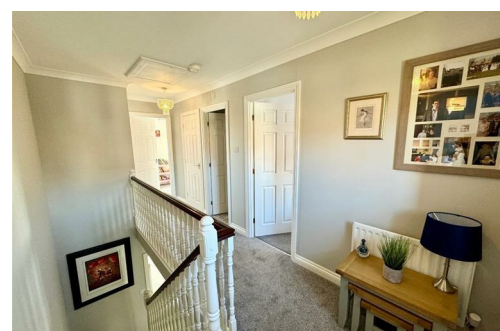
uPVC DG window and radiator.

### Family Bathroom

Luxurious white suite with panelled bath, pedestal wash hand basin and low level WC. Co ordinated tiled walls and flooring, radiator and uPVC DG window.

### Externally

Landscaped and private rear garden that is predominantly laid with artificial turf, complimented with a sunny patio area ideal for entertaining. The open plan front garden is laid to lawn with a double width block paved driveway leading to the single garage. ( up and over door power and lighting)



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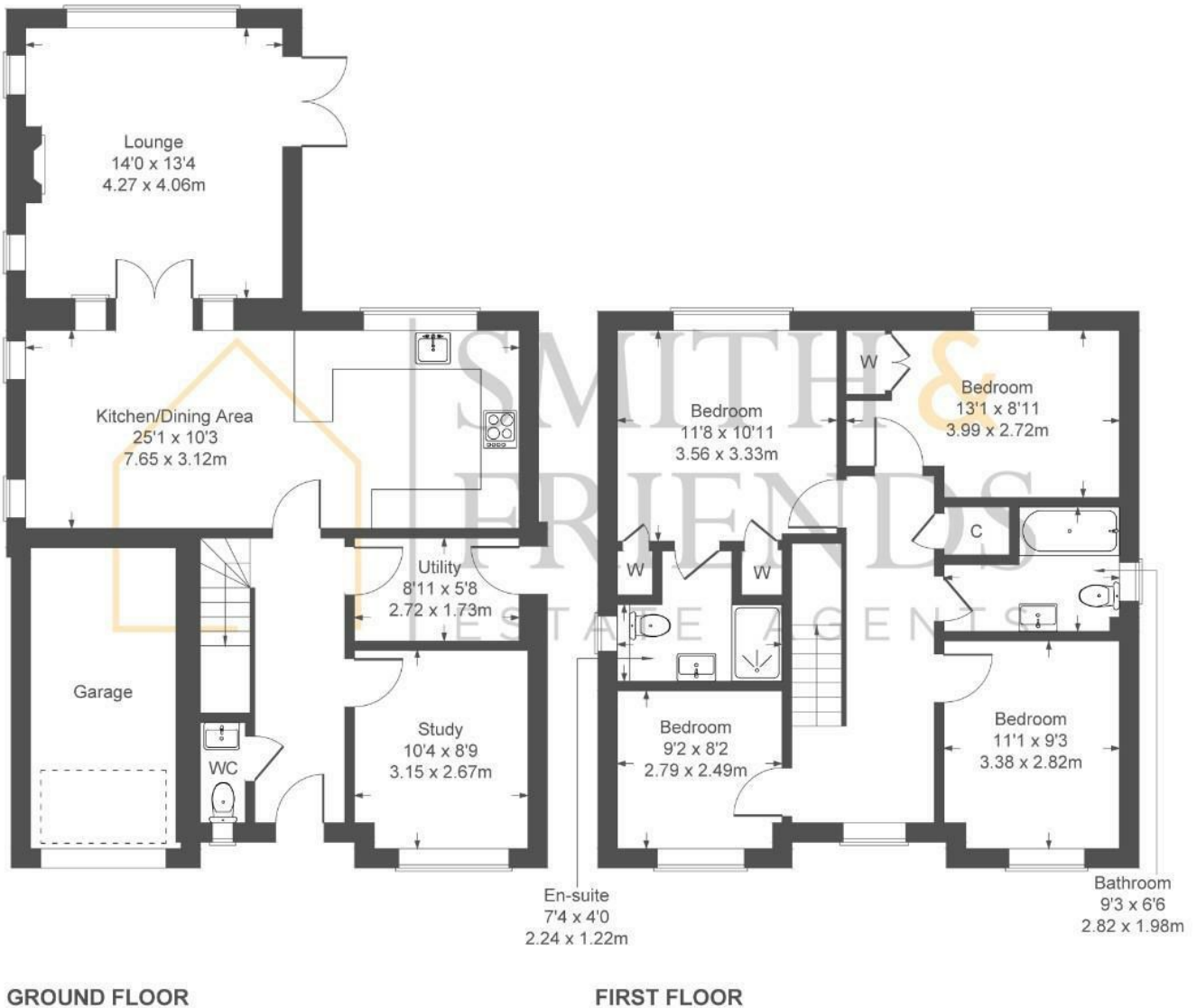
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### Blackton Road

Approximate Gross Internal Area  
1573 sq ft - 146 sq m  
(Including Garage)



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			82
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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