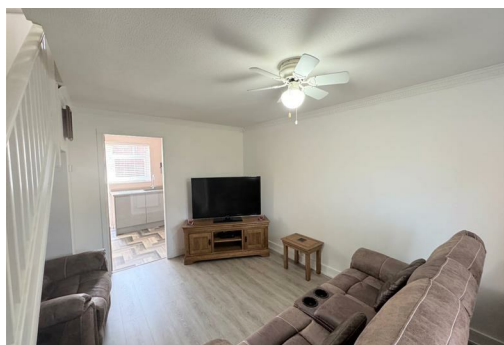




We are delighted to offer to the open market for sale this greatly improved two bedroom end terrace house.

It is located opposite the Burn Valley Gardens, with local shopping facilities close by. The owners have greatly improved the property with a recently replaced kitchen, having quality 'high gloss' style units and comes with a selection of integrated appliances. Other features include gas central heating with radiators to all rooms and has uPVC double glazing. The floor plan briefly comprises: entrance porch, good sized open plan lounge, light and airy kitchen, two double bedrooms and an impressive modern shower room/WC. Externally are easily maintained gardens to front and rear, the latter enjoying a southerly aspect which should be a suntrap in the summer months. A driveway which is accessed via The Maltings provides off street car parking. This home will appeal to a variety of prospective buyers including first time buyers and also to the semi/retired couples who are looking to downsize.

Blakelock Gardens, Hartlepool, TS25 5QW

2 Bed - House - End Terrace

£119,950

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



Blakelock Gardens, Hartlepool, TS25 5QW



GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed glass panelled door, glass panelled door into the lounge.

LOUNGE

uPVC double glazed window to front, radiator, spindle staircase to first floor landing.



KITCHEN

Fitted with a range of modern high gloss wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring electric hob with illuminating extractor, built-in microwave and fan assisted oven, integrated washing machine space and recess for fridge/freezer.



FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1 (front)

uPVC double glazed window to front, built-in wardrobes, radiator.

BEDROOM 2 (rear)

uPVC double glazed window to rear, built-in wardrobes, radiator.



SHOWER ROOM/WC

Modern white and chrome suite with walk-in shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window.



EXTERNALLY

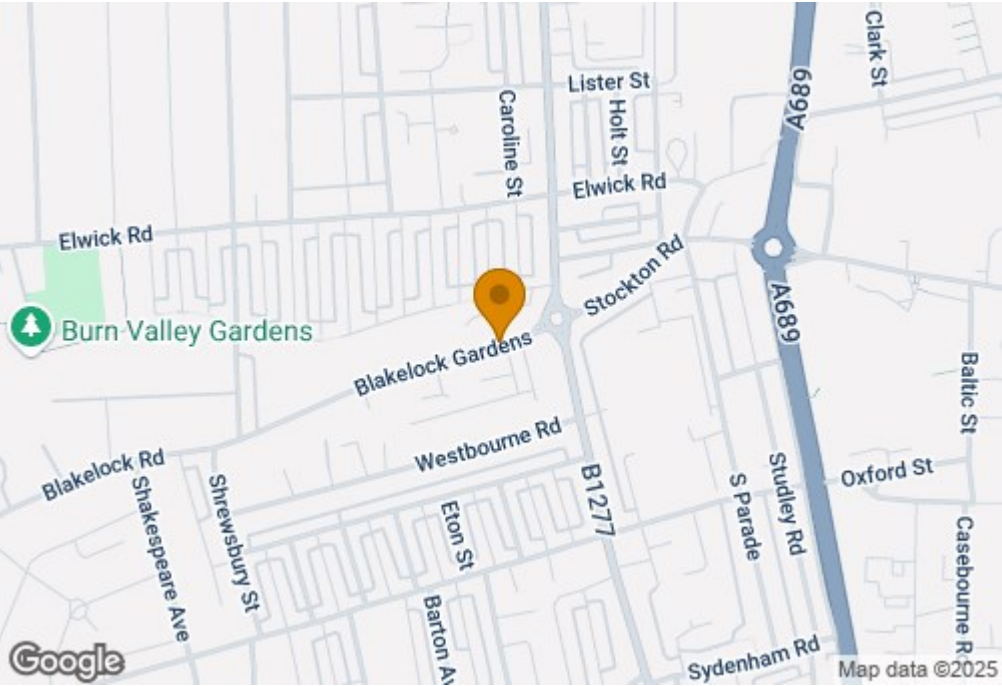
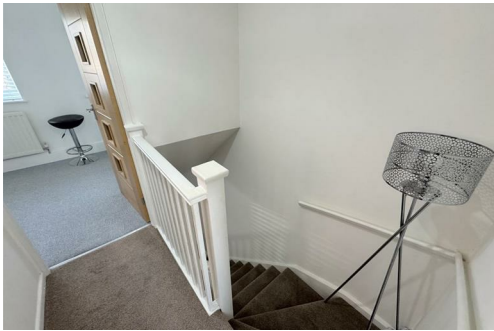
Enclosed rear garden with gated access, the garden is laid to lawn with a sunny decking area. The open plan front garden is laid to lawn.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



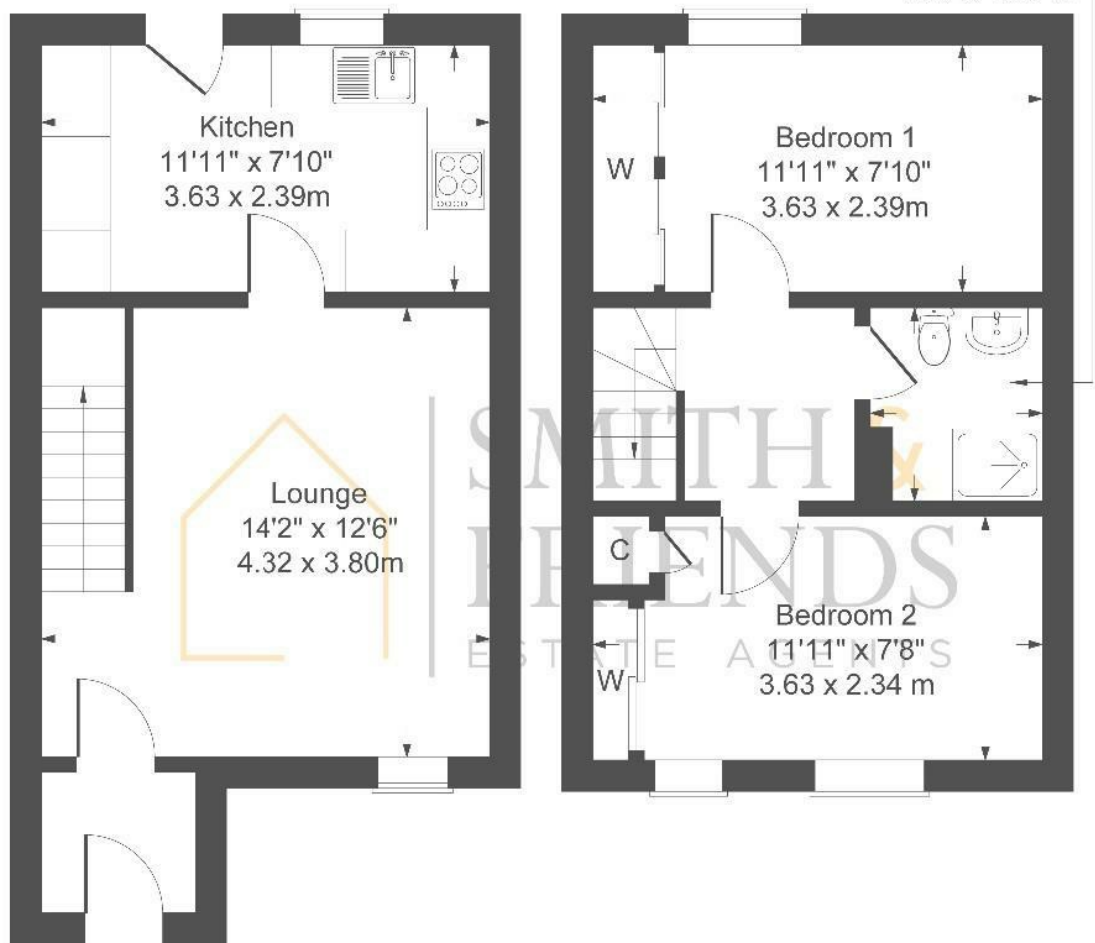
Blakelock Gardens, Hartlepool, TS25 5QW



Blakelock Gardens

Approximate Gross Internal Area
667 sq ft - 63 sq m

Shower Room
6'1" x 5'5"
1.85 x 1.65 m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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. Smith & Friends Estate Agents 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		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(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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