



A modern THREE BEDROOM semi-detached property located on the popular Hartwell Park development in Hartlepool. Built by Bellway Homes to the popular 'Shoemaker' design with an impressive upgraded kitchen/diner and modern family bathroom. The home is neutrally decorated, features uPVC double glazing, gas central heating and useful off street parking for two cars. An ideal purchase for a first time buyer or young family, with a layout which briefly comprises: entrance hall with stairs to the first floor, useful guest cloakroom/WC, spacious front lounge, kitchen/diner with modern grey gloss units and a range of built-in appliances, three bedrooms, with two double and one single, and completing the accommodation is a modern bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front, with parking for two cars, a gate to the side leads through to a lawned rear garden.

Blackthorn Meadows, Hartlepool, TS27 3DG

3 Bedroom - House - Semi-Detached

£170,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Blackthorn Meadows, Hartlepool, TS27 3DG



GROUND FLOOR

ENTRANCE HALL

GROUND FLOOR WC

5'4 x 3'2 (1.63m x 0.97m)

FRONT LOUNGE

14'3 x 11'10 (4.34m x 3.61m)

KITCHEN/DINER

7'11 x 15'1 (2.41m x 4.60m)

FIRST FLOOR

LANDING

BEDROOM ONE

12'11 x 8' (3.94m x 2.44m)

BEDROOM TWO

9'6 x 8' (2.90m x 2.44m)

BEDROOM THREE

8'2 x 7' (2.49m x 2.13m)

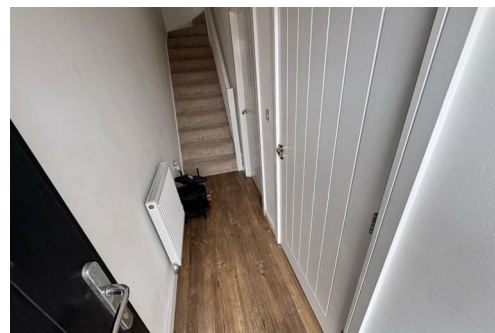
FAMILY BATHROOM

5'6 x 6'9 (1.68m x 2.06m)

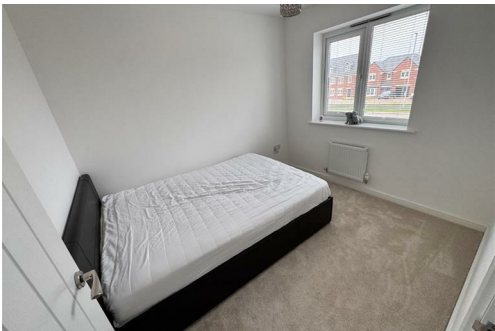
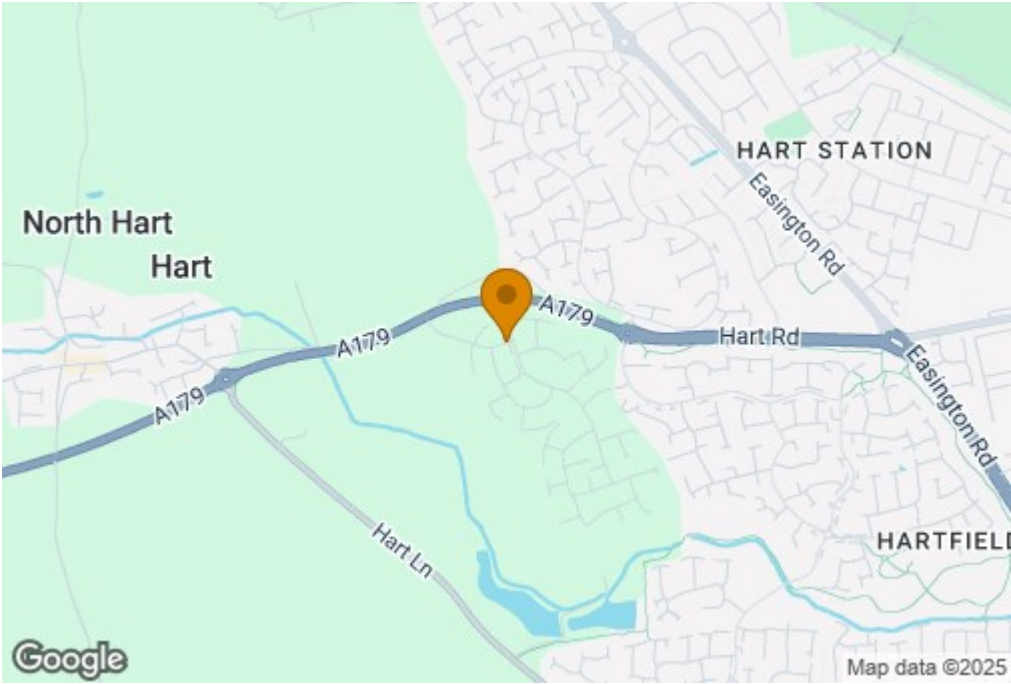
EXTERNALLY

NB

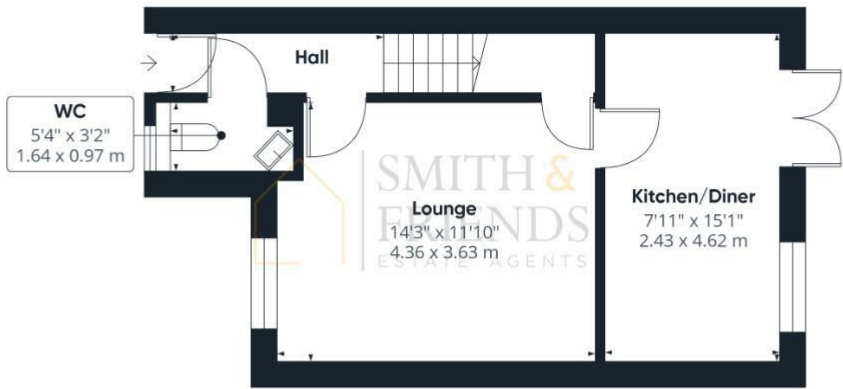
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
684 ft²
63.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		97
(81-91) B		84
(69-80) C		
(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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