



**Evergreen Park, Blackhall Colliery, Hartlepool, TS27 4DW**

**welcome to**

## **Evergreen Park, Blackhall Colliery Hartlepool**

Finished to the highest of standards with modern decor throughout, this exceptional two-bedroom detached park home offers stylish living with high-quality fixtures and fittings. Set within a peaceful and well-kept development surrounded by similar high-standard park homes.

### **Entrance Hall**

Accessed via UPVC double glazed door to front, coved cornicing, spotlights, radiator, loft access which is boarded and has ladders.

White suite, shower cubicle, low level low flush WC, vanity wash hand basin, chrome heated towel rail, window to front, coved cornicing, spotlights.



### **Lounge**

16' 9" (max) x 10' 9" ( 5.11m (max) x 3.28m )  
Window to front and side, coved cornicing, spotlights, wall lights, 2 radiators.

### **Dining Room**

6' 4" x 9' 8" ( 1.93m x 2.95m )  
Window to rear, coved cornicing, "karndean" flooring, radiator.

### **Kitchen**

7' 9" x 11' 6" ( 2.36m x 3.51m )  
Window to side, wall and base units, 1.1/2 sink drainer unit with mixer tap, integral fridge, freezer and washer, built in oven with hob and hood, coved cornicing, spotlights, door to rear, radiator.



### **Bedroom 1**

9' 5" (max) x 11' 9" (max) ( 2.87m (max) x 3.58m (max) )  
Bow bay window to rear, fitted furniture, walk in wardrobe/cupboard, coved cornicing, spotlights, radiator.

### **En Suite**

Window to side, shower cubicle, low level low flush WC, vanity wash hand basin with mixer tap, spotlights, radiator.

### **Bedroom 2**

8' 3" x 9' 2" ( 2.51m x 2.79m )  
Box bow window to front, fitted wardrobes, coved cornicing, spotlights, radiator.

### **Bathroom**

## Externally

### Front

Driveway for 2 cars.

### Rear Garden

Storage building, pebbled and patio, low maintenance.

### Agents Note

Please note there is a monthly ground rent charge of £189.42.

### Agent's Note

There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home.

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK (<https://url.uk.m.mimecastprotect.com/s/8VsGCnr5Rf7WkXAQUNiPTJRx1h?domain=gov.uk>)



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## Evergreen Park, Blackhall Colliery Hartlepool

- 2 RECEPTION ROOMS
- MASTE BEDROOM WITH ENSUITE
- WELL MAINTAINED OUTSIDE SPACE
- OFF STREET PARKING FOR 2 CARS
- HIGH QUALITY FIXTURES AND FITTINGS

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

**£105,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
HAR120229 - 0003

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