



**Ainthorpe, Coast Road, Blackhall Colliery HARTLEPOOL TS27
4AY**

welcome to

Ainthorpe Coast Road, Blackhall Colliery HARTLEPOOL

This superb three-bedroom semi-detached family home offers an exceptional opportunity to enjoy modern coastal living, with breathtaking sea views to the rear.

Hallway

Entered via UPVC double glazed door, UPVC double glazed window to the side, stairs to first floor, under stairs storage cupboard, radiator, delph rack, door leading into reception room 1 and 2.

Dining Room

UPVC double glazed bay window to front, radiator, TV point, shelving in the alcoves, open feature fire with exposed brick and a wood mantle and surround.

Downstairs Wc

Under the stairs, UPVC double glazed window to side, tiled flooring, wash hand basin on a vanity unit, low level low flush WC.

Lounge

Open to the kitchen, UPVC double glazed french doors onto the rear garden, tiled flooring, cast iron log burner with surround and hearth, radiator, TV point, tiled flooring.

Kitchen

UPVC double glazed window to the side and rear, spotlights to ceiling, tiled flooring, UPVC double glazed door to the side, beautiful range of anthracite grey wall and base units with complementing working surfaces and upstands, freestanding Rangemaster cooker with stainless steel extractor fan over with a decorative tiled splashback behind, plumbing and recess for washing machine, black inset and stainless steel 1 1/2 sink/drainer with swan neck mixer tap, integrated fridge, integrated freezer, integrated wine fridge, built in sound system with speakers in the ceiling.

First Floor Landing

UPVC double glazed window to side, loft hatch access, radiator, doors leading to all principle rooms.

Family Bathroom

Well appointed with a four piece suite, bright and airy, UPVC double glazed window to side and the rear, wood effect vinyl flooring, low level low flush WC, chrome heated towel rail, shower cubicle with handheld attachment, pedestal wash hand basin with mixer tap, bath with central mixer tap, feature part tiled walls.

Bedroom 1

UPVC double glazed window to front, radiator, built in storage cupboard, feature fireplace with tiled hearth.

Bedroom 2

UPVC double glazed window to rear, radiator, stunning views towards the sea, feature fireplace and tiled hearth just for show, built in storage cupboard.

Bedroom 3

UPVC double glazed window to front, radiator, storage cupboard.

Externally

Rear Garden

Teared, patio area, wooden gate that leads to front the property, outdoor tap, outdoor sockets, decorative lighting, step down onto a artificial lawned area with a wood built shed and a walkway leading onto a decked area, fence and hedge enclosed, beautiful views looking out to the sea.



Front

Blocked paved driveway for up to 3 to 4 vehicles.

Agents Note:

Planning permissions for loft conversion is in place
- Eg drawing can be seen on the photos*



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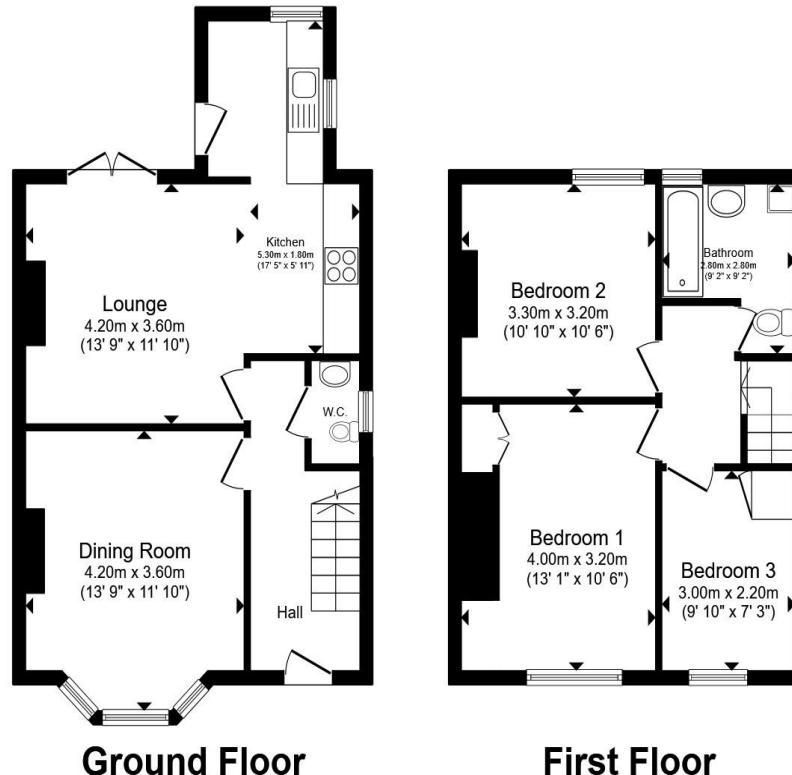
Ainthorpe Coast Road, Blackhall Colliery HARTEPOOL

- SEA VIEWS
- DOWNSTAIRS WC
- OPEN PLAN KITCHEN/DINER
- THREE BEDROOMS
- FRONT&REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£180,000



Ground Floor

First Floor

Total floor area 86.0 m² (926 sq.ft.) approx

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.propertybox.io



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