



Callerton Coast Road, Blackhall Colliery, TS27 4HF

welcome to

Callerton Coast Road, Blackhall Colliery

Upon entering, you are welcomed by an entrance porch/conservatory to the front which leads into the hallway. From here there is access to a fantastic sized lounge through diner, providing an excellent open-plan living and dining space that is ideal for both relaxing and entertaining.

Entrance Porch/ Conservatory

Entered via UPVC double glazed sliding doors into the entrance porch/ conservatory, UPVC double glazed window to front, radiator, coved cornicing, decorative dado rail, 2 sets of wooden and glass double doors one that leads into entrance hallway and the other into the lounge, electric heater.

Hallway

Stairs to first floor, radiator, coved cornicing, decorative dado rail, understairs bar area with wood cladding and power and light, door leading into lounge and downstairs bathroom.

Lounge

Decorative coved cornicing, dado rail, 2 radiators, TV point, feature gas fire with marble surround and hearth, wooden and glass door that leads into kitchen.

Downstairs bathroom

UPVC double glazed window to the rear, vinyl flooring, radiator, chrome heated towel rail, wall mounted storage, low level low flush wc, wash hand basin on a vanity unit, panel p shaped bath with rainfall shower head and hand held attachment, bathroom wall boarded cladded walls, cladded ceiling, spotlights to ceiling, extractor fan, LED mirror.

Kitchen

Vinyl flooring, UPVC double glazed window to the rear, UPVC double glazed door to side, range of wood wall and base units with complimenting working surfaces, plumbing and recess for washing machine, wall mounted Mane combi boiler, coved cornicing, part tiled walls, UPVC double glazed window to side, anthracite black inset sink/ drainer with a mixer tap, space for free standing fridge/

freezer, space for undercounter dishwasher, inset integrated oven and grill, four ring gas hob with a glass splashback and extractor over, electric heater, radiator, door giving access to rear porch.

Bedroom 1

4 door built in mirrored sliding wardrobes, radiator, coved cornicing, UPVC double glazed window to side, archway that leads to a en suite shower room.

En Suite/ Shower Room

UPVC double glaze window to rear, electric shower cubicle, vinyl flooring, wash hand basin, low level low flush wc, radiator, part tiled walls, extractor fan.

Bedroom 2

6 door built in wardrobes, UPVC double glazed window to front, coved cornicing, radiator, door that leads to a fixed staircase that leads up to loft.

Bedroom 3

UPVC double glazed window to the rear, 2 door built in mirrored sliding wardrobes, radiator, coved cornicing.

Loft Space

Fully bordered, 2 Velux skylight to rear, built in storage to the eaves, 2 radiators, power and light.





Rear Porch

UPVC construction with a UPVC door that leads to rear.

Rear Yard

Fence enclosed, low maintenance, gate that gives access to the rear, outdoor tap, wood storage area.

Front Of Property

Low maintenance, wall enclosed with block paving and a wrought iron gate to the side for access.



view this property online mannersandharrison.co.uk/Property/HAR120369



welcome to

Callerton Coast Road, Blackhall Colliery

- 3 WELL PROPORTIONED BEDROOMS
- FULLY BOARDED LOFT WITH POWER
- FANTASTIC LOUNGE THROUGH DINER
- OPEN PLAN LIVING
- LOW MAINTENANCE GARDEN

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£100,000



Total floor area 115.8 m² (1,246 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



view this property online mannersandharrison.co.uk/Property/HAR120369



Property Ref:
HAR120369 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk