



**Sunshine Place, Blackhall Colliery Hartlepool TS27 4DP**

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## **Sunshine Place, Blackhall Colliery Hartlepool**

This beautifully presented two-bedroom home offers spacious and comfortable living throughout, making it an ideal purchase for first-time buyers or small families.

### **Entrance Hall**

Composite door to front, staircase to first floor.

### **Lounge**

Window to front, radiator.

### **Kitchen**

Cream shaker style wall and base units with complimenting working surfaces, four ring gas hob with extractor over, integrated oven, stainless steel sink/ drainer with swan neck mixer tap, LVT flooring, space for fridge/ freezer, space for washing machine, double glazed window to the rear, double glazed French doors to rear.

### **Downstairs Wc**

Access via kitchen, LVT flooring, radiator, low level low flush wc, pedestal wash hand basin with mixer tap.

### **Landing**

Loft hatch access, doors to all principal rooms.

### **Bedroom 1**

Double glazed window to front, radiator, built in 4 door wardrobes.

### **Bedroom 2**

Double glazed window to rear, radiator.

### **Family Bathroom**

Double glazed window to rear, LVT flooring, bath with shower over, glass shower screen and tiled surround, low level low flush wc, vanity wash hand basin with mixer tap.

### **Rear Garden**

Laid to lawn, fence enclosed, access to garage.

### **Front Of The Property**

Driveway leading to garage, open plan lawned area.





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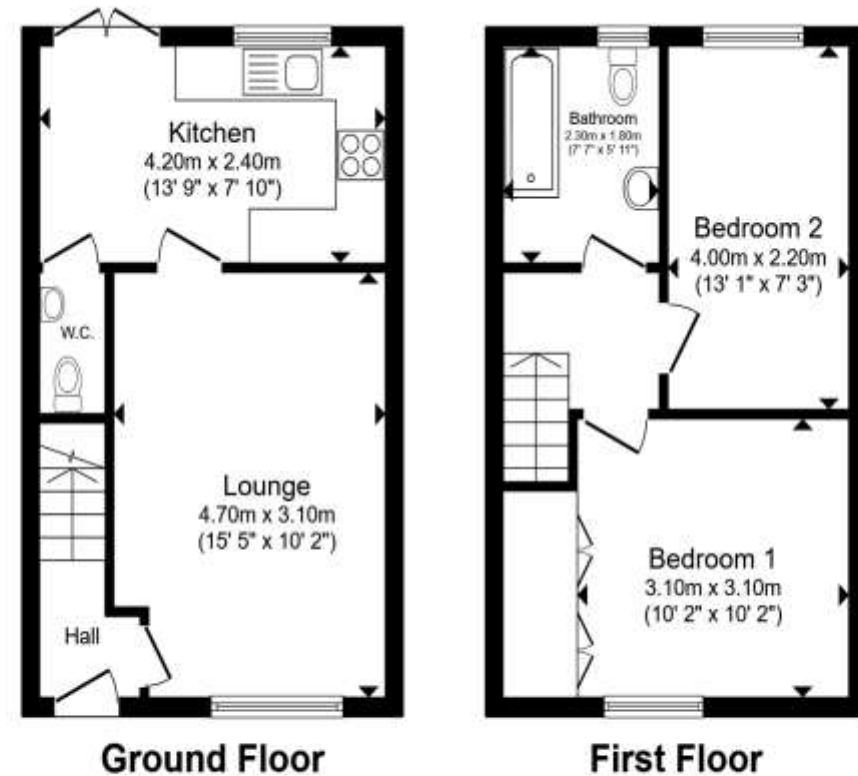
## Sunshine Place, Blackhall Colliery Hartlepool

- TWO BEDROOMS
- SPACIOUS LIVING
- MODERN KITCHEN
- DRIVEWAY & GARAGE
- LARGE GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: A

# £144,950



Total floor area 60.5 m<sup>2</sup> (651 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](http://www.propertybox.io)



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Property Ref:  
HAR120602 - 0005

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