



## 8 Thornton Terrace Blackhall Colliery, Hartlepool, TS27 4HN

**£69,999**



Nestled in the quaint area of Thornton Terrace, Blackhall Colliery, this charming two-bedroom house presents an excellent opportunity for first-time buyers seeking a delightful home. The property is well-priced and offers a perfect blend of comfort and potential.

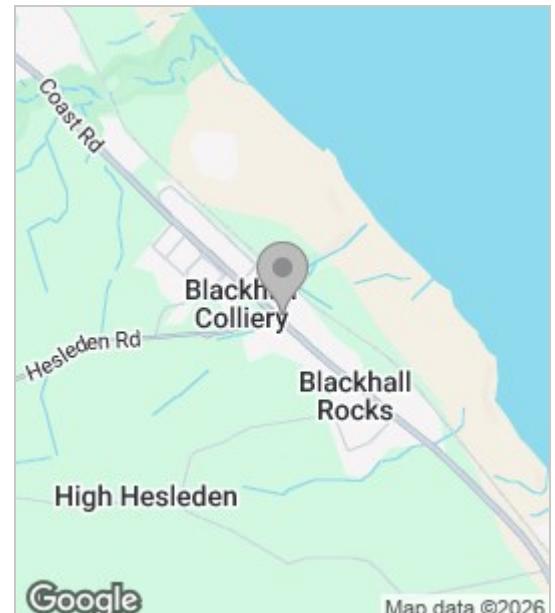
Upon entering, you will find two spacious double bedrooms, providing ample room for relaxation and personalisation. The house comes partially furnished, allowing you to move in with ease and make it your own. The rear garden is a lovely feature, ideal for enjoying the outdoors or hosting gatherings with family and friends. Additionally, there is the possibility of creating a driveway at the front, enhancing convenience and accessibility.

This property boasts a valid Energy Performance Certificate (EPC), an Electrical Installation Condition Report (EICR), and a Gas Safety certificate, ensuring peace of mind regarding safety and efficiency. An asbestos clear report further adds to the reassurance of a safe living environment.

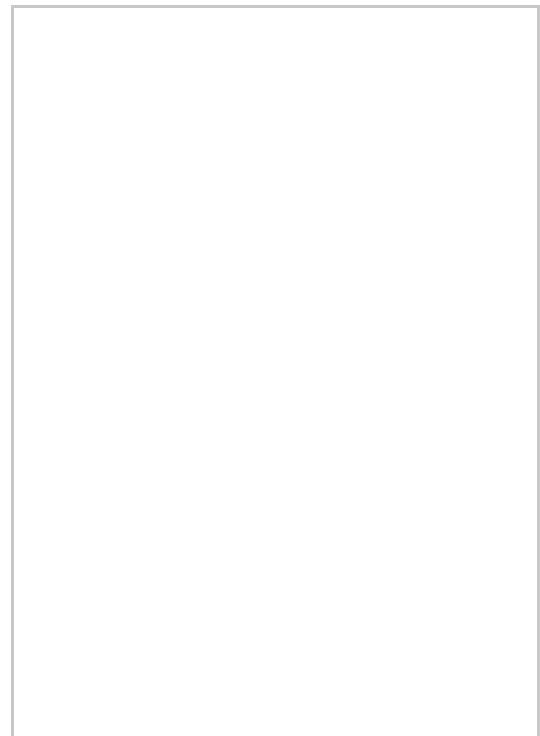
The potential for a loft conversion offers an exciting opportunity to expand your living space, making this home adaptable to your future needs. Located close to the beach, you can enjoy the beauty of coastal living while being



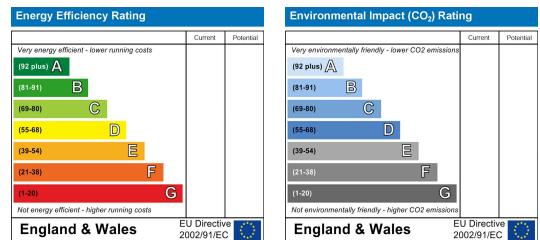
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.