



The Sidings, Blackhall Colliery Hartlepool TS27 4BF

welcome to

The Sidings, Blackhall Colliery Hartlepool

Stunning, modern and ready to move into, this exceptional three-bedroom detached family home offers contemporary style and comfortable living in a friendly, highly sought-after Blackhall neighbourhood.

Entrance Hall

Entered via composite double glazed door, wood effect tiled flooring, UPVC double glazed window to side, radiator, stairs to first floor, door leading to lounge.

Lounge

UPVC double glazed window to front, wood flooring, under stairs storage cupboard, feature wood panelled wall with media station, floating cabinet and TV point, archway leading to dining room.

Dining Room

UPVC double glazed bay window to front, radiator, wood flooring, door leading into kitchen.

Kitchen

UPVC double glazed window to rear, wood effect tiled flooring, beautiful range of grey wall and base units with complimenting marble effect working surfaces, anthracite black inset sink/drainer with swan neck mixer tap, integrated fridge, integrated freezer, inset electric oven, four ring gas hob with glass and stainless steel extractor over, opening into utility area.

Utility Area

Matching wall units with matching working surfaces, plumbing and recess for washing machine, plumbing and recess for dishwasher, tiled wood effect flooring, radiator, UPVC double glazed door to rear, wall mounted ideal combi boiler housed in one of the cupboards, door leading to downstairs WC.

Downstairs Wc

UPVC double glazed window to side, wood effect tiled flooring, low level low flush WC, radiator,

corner wash hand basin with mixer tap, part tiled walls.

Landing

Stairs from hallway, void loft hatch access, doors leading to all principle rooms.

Bedroom 1

UPVC double glazed window to front, radiator.

Dressing area - 3'3 - 6'8

Radiator, built in sliding wardrobes, UPVC double glazed window to rear, built in dressing table, door leading to en-suite.

En- Suite

Ultra modern, UPVC double glazed window to rear, tiled flooring, tiled walls, extractor fan, wash hand basin with mixer tap, low level low flush WC, double shower cubicle with sliding glass screen, electric shower with hand held attachment, radiator, shaver point.

Bedroom 2

UPVC double glazed window to front, radiator, two door built in storage cupboards one built in over bulkhead with shelving.

Bedroom 3

UPVC double glazed window to rear, radiator, three door built in sliding wardrobes.

Family Bathroom

UPVC double glazed window to rear, tiled walls, tiled flooring, extractor fan, wash hand basin with mixer tap, low level low flush WC, tiled panel bath with large feature mirror, shaver point, radiator, ultra modern.





Front Of Property

Paved driveway leading to garage which has an up and over door, garden wrapping around side of property, shaped lawn area with stone bed borders with mature planting, security lighting, can be accessed by both sides of the property through wooden gates.

Rear Garden

Fence enclosed, block paving, outdoor tap, steps up to low maintenance area with patio stone bed borders, artificial lawn area, area with garden shed.



view this property online mannersandharrison.co.uk/Property/HAR119987



welcome to

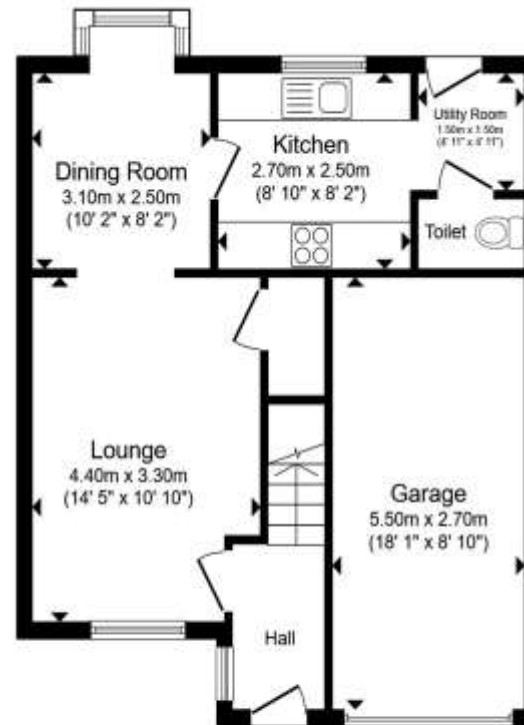
The Sidings, Blackhall Colliery Hartlepool

- CORNER PLOT
- TWO RECEPTION ROOMS
- MASTER BEDROOM WITH DRESSING AREA & EN-SUITE
- LOW MAINTENANCE FRONT & REAR GARDENS
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£200,000



Ground Floor



First Floor

Total floor area 97.1 m² (1,046 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/HAR119987



Property Ref:
HAR119987 - 0006

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