

**Blakelock Road, HARTLEPOOL TS25 5PG**

welcome to

## Blakelock Road, HARTLEPOOL

This deceptively spacious three-bedroom semi-detached family home offers versatile and well-presented accommodation, making it an ideal choice for a range of buyers, including first-time purchasers.

### Entrance Hallway

Entered via UPVC double glazed door into entrance hallway, stairs to first floor, laminate flooring, door leading to lounge, door leading to reception room 2.

### Reception Room 2

11' 9" (into bay) x 10' 7" ( 3.58m (into bay) x 3.23m )  
UPVC double glazed bay window to front, laminate flooring, feature panelled walls, radiator, decorative coved cornicing, ceiling rose, TV point open into kitchen.

### Kitchen

10' 6" x 13' 2" ( 3.20m x 4.01m )  
Tiled flooring, UPVC double glazed window to rear, UPVC double glazed door to rear, wall mounted anthracite grey vertical radiator, peninsular island with solid woodshop working surfaces, space for seating, beautiful range of cream shaker style wall and base units with complimentary woodshop wood working surfaces, black inset stainless steel 1 1/2 bowl sink/drainer and swan neck mixer tap, wall mounted combi boiler housed in one of the storage cupboards, four ring gas hob with glass splashback and stainless steel extractor over, inset electric oven, inset electric microwave, integrated fridge, integrated freezer, plumbing and recess for integrated washing machine, spotlights.

### Reception Room 1

11' 3" (max) x 13' 2" ( 3.43m (max) x 4.01m )  
TV point, radiator, opening leading into garden room.

### Garden Room

9' 9" x 9' 7" ( 2.97m x 2.92m )  
UPVC double glazed windows to side & rear, UPVC double glazed french doors to rear, set on a dwarf

wall.

### Landing

Stairs from hallway, UPVC double glazed window to front, oak and glass staircase, feature panelled walls, doors leading to all principle rooms, built in storage cupboard,

### Bedroom 1

10' 2" (exc recess) x 13' 3" ( 3.10m (exc recess) x 4.04m )  
UPVC double glazed window to rear radiator, two door wardrobes x2.

### Bedroom 2

8' 3" (onto robes) x 9' 9" ( 2.51m (onto robes) x 2.97m )  
UPVC double glazed window to front, radiator, two door built in wardrobes.

### Bedroom 3

10' 2" (inc door recess) x 10' 7" ( 3.10m (inc door recess) x 3.23m )  
UPVC double glazed window to rear, radiator, coved cornicing.

### Bathroom

UPVC double glazed window to side, modern with LVT flooring, concealed cistern low level low flush WC, wash hand basin with mixer tap on a vanity unit with splashback and mixer tap, P shaped bath with central mixer tap with rainfall fall shower head and hand held attachment, mirrored heated towel rail, bathroom boarded walls around the bath.

### Loft

Pull down ladder, boarded, lighting,

### Front Of Property

Wall and fence enclosed, block paved driveway.



### Rear Garden

Landscaped, Indian sandstone patio area, decked area, outdoor sockets, outdoor tap, Indian sandstone walk way leading to play area, two lawned areas, slate bed borders, wooden shed for storage, wooden gate giving access to front of property.



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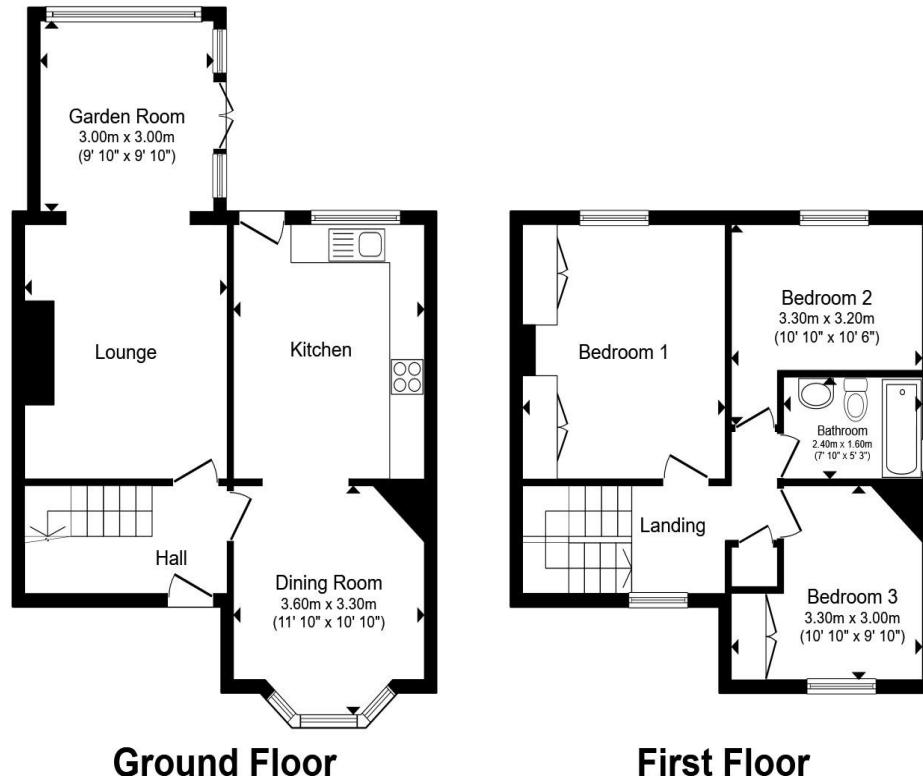
## Blakelock Road, HARTLEPOOL

- GARDEN ROOM
- OFF STREET PARKING
- WELL PROPORTIONED BEDROOMS
- LANDSCAPED GARDEN
- MODERN KITCHEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£150,000**



Total floor area 99.5 m<sup>2</sup> (1,071 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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HAR120226 - 0004

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