



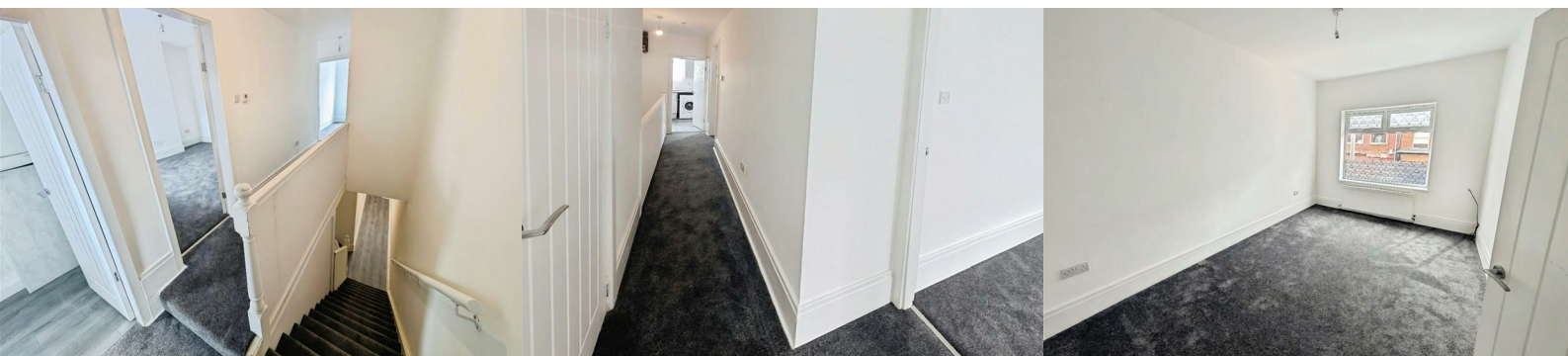
Middle Street

Blackhall Colliery, TS27 4EE

£525 Per Month



Hunters are pleased to offer to let this well-presented two-bedroom first-floor flat on Middle Street, Blackhall. Accessed via a ground-floor entrance, the accommodation comprises a first-floor landing, spacious lounge, generous master bedroom, versatile second bedroom, separate fitted kitchen and a white three-piece bathroom suite. Featuring neutral décor, grey carpets and a kitchen with white units and contrasting dark worktops, the property provides a welcoming home conveniently positioned for local shops. Contact Hunters Peterlee to arrange a viewing.



Ground Floor Entrance

The ground-floor entrance provides access to the staircase leading to the flat's first-floor accommodation. The stairway features grey carpeting, light-coloured walls and a handrail, creating a coordinated introduction to the property.

First Floor Landing

The landing connects the first-floor accommodation and continues the neutral decorative scheme, with grey carpeting and white internal doors. A window beside the staircase introduces natural light, helping to give the circulation space a bright and welcoming feel.

Lounge 15'1" x 10'0" (4.60m x 3.07m)

A generously sized reception room providing a comfortable setting for everyday living and relaxation. The proportions allow space for a sofa arrangement, occasional furniture and a television unit, with flexibility to arrange the room to suit individual requirements. Light-coloured walls and contrasting grey carpeting provide a versatile backdrop for a range of furnishing styles. A window brings natural light into the room, while a radiator is positioned beneath. The room's simple presentation makes it easy to create a welcoming main living space.

Master Bedroom 12'7" x 10'9" (3.84m x 3.28m)

The principal bedroom offers generous dimensions, with space for a double bed and accompanying bedroom furniture, including wardrobes, bedside tables or a chest of drawers. The room is finished with neutral walls, white woodwork and grey carpeting, continuing the coordinated appearance found throughout the flat. A window provides natural light, with a radiator beneath, creating a comfortable room that can readily be personalised with tenants' own furnishings.

Second Bedroom 11'8" x 7'11" (3.57m x 2.42m)

A useful second bedroom offering flexibility within the accommodation. Suitable for use as a bedroom, guest room or home office, this space is particularly appealing for tenants who would benefit from a separate room for working from home. The room features light neutral décor, grey carpeting, a window and a radiator. Its rectangular layout provides scope for a variety of furniture arrangements depending on the intended use.

Kitchen 7'11" x 6'1" (2.43m x 1.86m)

The separate kitchen is fitted with a range of white wall and base cabinets with contrasting dark worktops, providing cupboard storage and preparation space. A stainless-steel sink with drainer is positioned beneath the window, allowing natural light into the working area. Light walls, tiled splashbacks and grey wood-effect flooring complement the cabinetry. A washing machine is shown beneath the worktop in the photographs; any appliance provision will be confirmed as part of the letting arrangements.

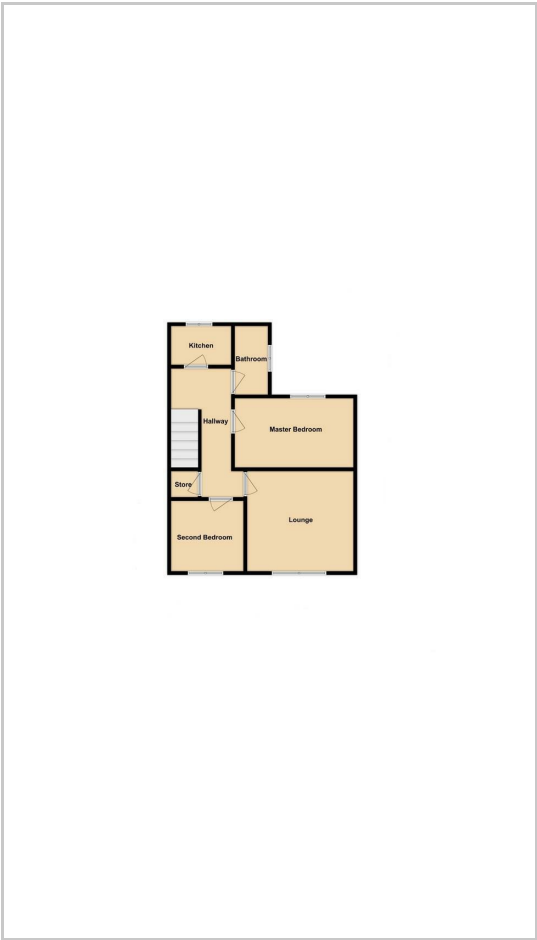
Bathroom 10'10" x 4'3" (3.32m x 1.31m)

The bathroom is fitted with a white suite comprising a panelled bath, pedestal wash hand basin and WC. Marble-effect wall finishes create a coordinated appearance, complemented by grey wood-effect flooring. A window provides natural light, while a radiator adds to the room's practicality and comfort. The elongated layout accommodates the suite neatly, making effective use of the available space.

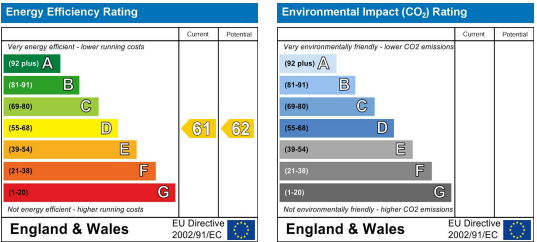
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.