



## 16 Wordsworth Avenue

Blackhall Colliery, Hartlepool, TS27 4NT

**£77,500**



Nestled in the charming area of Wordsworth Avenue, Blackhall Colliery, this stunning 2/3 bedroom house presents an exceptional opportunity for first-time buyers. The property boasts a larger than average detached garage, providing ample space for storage or a workshop.

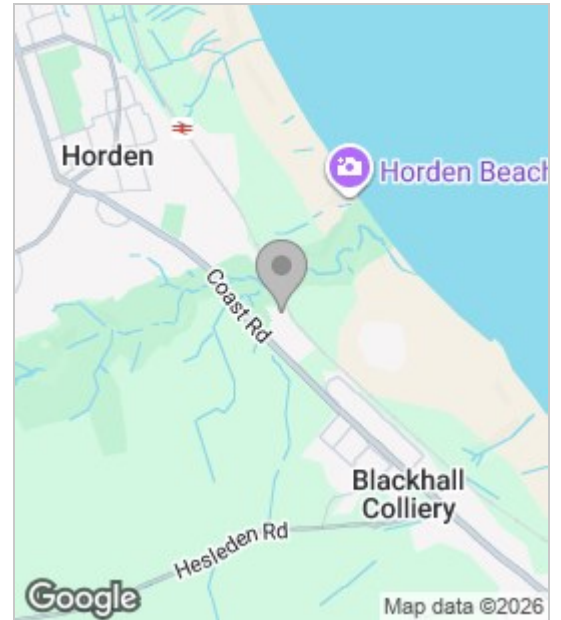
One of the highlights of this home is its proximity to the sea, allowing for delightful coastal walks and the chance to enjoy the refreshing sea breeze. Inside, the property is adorned with stunning decor that creates a warm and inviting atmosphere. The modern kitchen is a true focal point, perfect for both cooking and entertaining.

Convenience is key, as this home features both a ground floor and a first-floor bathroom/shower room, catering to the needs of a busy household. This thoughtful layout enhances the practicality of the space, making it suitable for families or those who appreciate having extra facilities.

Overall, this property is not just a house; it is a wonderful home that combines style, comfort, and a prime location. It is an ideal first purchase for anyone looking to settle in a vibrant community while enjoying the beauty of coastal living. Don't miss the chance to make this delightful property your own.



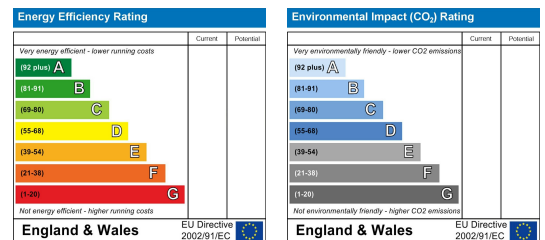
## Area Map



## Floor Plan



## Energy Efficiency Graph



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