





The Sidings,Blackhall Colliery Hartlepool TS27 4BF

manners & harrison

welcome to

The Sidings, Blackhall Colliery Hartlepool

Perfectly positioned for coastal living, the property is ideally placed for enjoying the nearby coastline, with beautiful sea views adding to its appeal. Local schools, shops and amenities are also within easy reach, together with excellent transport links for commuters.

Overview
Situated in this popular modern residential area, this impressive, four bedroom, detached home offers generous accommodation throughout, making it an ideal choice for growing families. Its enviable coastal location allows residents to enjoy stunning sea views from the front-facing bedrooms, adding a truly special appeal to this wonderful home. Step inside to a welcoming entrance hallway leading through to a spacious lounge, ideal for relaxing and entertaining. The lounge flows beautifully into the dining area, perfect for family meals and social gatherings. The modern kitchen is fitted with stylish walnut effect units, offering ample storage and workspace, whilst a separate utility room keeps everyday chores tucked away. A convenient downstairs WC completes the ground floor. To the first floor, the master bedroom benefits from its own en suite shower room, whilst three further well-proportioned bedrooms provide flexible accommodation for family members, guests or those requiring a home office. The bedrooms are served by a modern family bathroom fitted with a white three-piece suite. Externally, the property continues to impress with a double driveway providing off-street parking, a single garage and an attractive front lawn. An electric vehicle charging point is also installed, offering added convenience for modern living. To the rear is a tiered, low-maintenance garden enjoying a desirable south-westerly aspect, providing the perfect space to relax, entertain or soak up the sunshine throughout the warmer months. Perfectly positioned for coastal living, the property is ideally placed for enjoying the nearby coastline, with beautiful sea views adding to its appeal. Local schools, shops and amenities are also within easy reach, together with excellent transport links for commuters.

Entrance Hall
Composite double glazed door leading through to the hallway.

Lounge
Double glazed bay window to front, two radiators, TV point, telephone point, storage cupboard, opening through to the dining room.

Dining Room
Double glazed french doors to rear, radiator.

Kitchen
Double glazed window to rear, radiator, walnut wall and base units with brush steel handles, under cupboard lighting, grey/white/black work surfaces, matching upstands, electric oven, gas hob, stainless steel splash back, extractor fan, one and a half bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, space for fridge freezer, opening through to utility.

Utility Room
Composite double glazed door to rear, plumbing for washing machine, space for tumble dryer, grey/white work surfaces with matching upstands, cupboard housing gas boiler, radiator, grey wood effect flooring.

Downstairs W C
Two piece suite in white comprising of:- low level WC, pedestal wash hand basin with duel taps, tile splash back, double glazed window to side, silver vinyl flooring, radiator.









First Floor Landing

Master Bedroom
Double glazed window to front, radiator, storage cupboard housing water tank, door leading through to the en suite.

En Suite
Double glazed window to front, three piece suite comprising of:- low level WC, shower, pedestal wash hand basin with stainless steel mixer tap with grey ceramic tiled splashback, radiator, black silver and grey vinyl flooring.

Bedroom 2
Double glazed window to rear, radiator.

Bedroom 3
Double glazed window to front, radiator.

Bedroom 4
Double glazed window to rear, radiator.

Family Bathroom
Double glazed window to rear, three piece suite comprising of:- low level WC, panelled bath with mixer tap, tiled splashback, pedestal wash hand basin with mixer tap, shaver point, grey and black vinyl flooring.

Externally

Front
Double blocked paved with open lawn garden, garage, driveway, electric car charging point.

Rear
Tiered fence enclosed garden, south west facing with paved patio area, lawned garden, decked area, boarders of raised flower beds, access to the front of the property.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

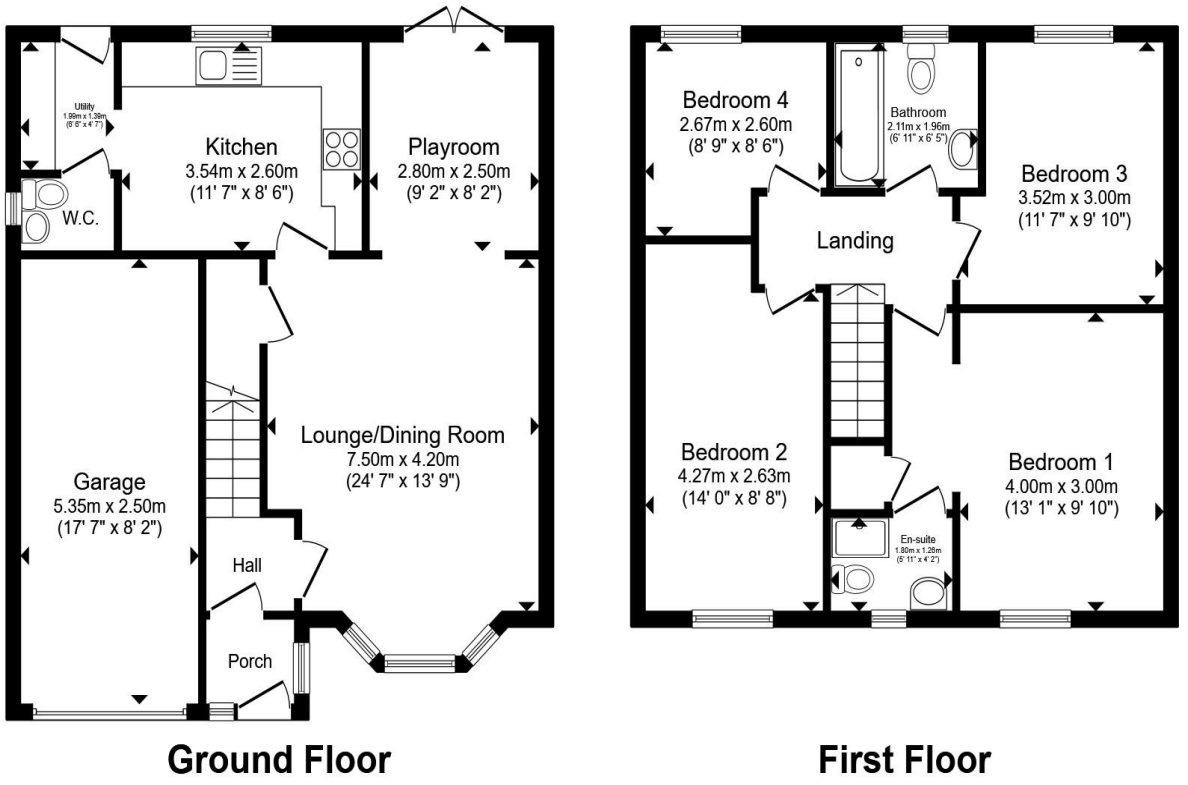
welcome to

The Sidings, Blackhall Colliery Hartlepool

- POPULAR, MODERN AREA
- EN SUITE
- UTILITY ROOM
- GARAGE
- DRIVEWAY

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£235,000



Total floor area 122.2 m² (1,315 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

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The Property Ombudsman

Property Ref:
HAR121333 - 0002

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