



\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A spacious THREE BEDROOM end terraced property offering accommodation spread over three floors with modern kitchen, bathroom and en-suite. The home occupies a large plot with generous side and rear gardens, making it an ideal purchase for family requirements. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor, useful guest cloakroom/WC, spacious rear lounge with French doors to the rear garden and completing the ground floor is a modern white gloss kitchen/breakfast room. To the first floor are two bedrooms and the family bathroom, whilst to second floor is a good size master bedroom with double wardrobe and large en-suite shower room/dressing room. Externally the property benefits from secure off road parking to the front, generous side garden and south facing rear garden with patio and lawned areas. The home is pleasantly positioned overlooking Burn Valley Gardens, close to schools and only a short stroll from Hartlepool town centre.

**Blakelock Gardens, Hartlepool, TS25 5QW**

**3 Bedroom - House - End Terrace**

**£135,000**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: B**





## **GROUND FLOOR**

### **ENTRANCE HALL 18'4 x 6'7 max (5.59m x 2.01m max)**

Accessed via double glazed composite entrance door, shelved storage cupboard, modern laminate flooring, staircase to the first floor with under stairs storage cupboard, convector radiator, access to:

### **GUEST CLOAKROOM/WC**

Fitted with a two piece white suite comprising: inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, close coupled WC, vinyl flooring, extractor fan, convector radiator.

### **REAR LOUNGE 14'0 x 12'9 (4.27m x 3.89m )**

A generous lounge located to the rear of the property, with uPVC double glazed French doors opening to the rear garden, modern laminate flooring, television point, convector radiator.

### **KITCHEN/BREAKFAST ROOM 18'4 x 7'8 narrowing to 5'9 (5.59m x 2.34m narrowing to 1.75m )**

Fitted with a range of white gloss units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, brushed stainless steel splashback, additional white 'brick' style tiling to splashback areas, recess for washing machine, concealed gas central heating boiler, uPVC double glazed window to the front aspect, useful breakfast bar, modern laminate flooring, inset spotlighting to ceiling, convector radiator.

## **FIRST FLOOR**

### **LANDING**

uPVC double glazed window to the front aspect, convector radiator, access to:

### **BEDROOM TWO 12'9 x 12'9 (3.89m x 3.89m)**

uPVC double glazed window to the rear aspect, convector radiator.

### **BEDROOM THREE 11'8 x 6'1 (3.56m x 1.85m )**

uPVC double glazed window to the front aspect, convector radiator.

### **BATHROOM/WC 7'9 x 6'1 (2.36m x 1.85m)**

Fitted with a modern three piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with chrome mixer tap, close coupled WC, part tiled walls, inset spotlighting and extractor fan to ceiling, chrome heated towel radiator.

### **SECOND FLOOR LANDING**

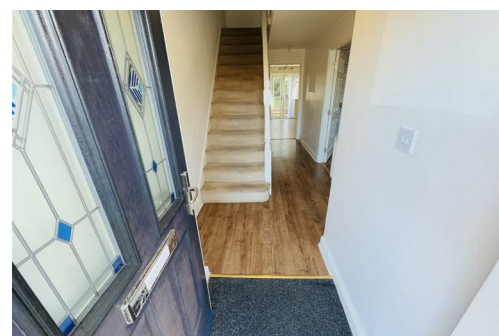
Access to master bedroom.

### **BEDROOM ONE 12'9 x 11'6 extending to 16' (3.89m x 3.51m extending to 4.88m)**

A good size master bedroom with two double glazed 'Velux' style windows to the rear aspect, built-in double wardrobe, eaves storage, convector radiator, hatch to loft space, access to:

### **EN-SUITE SHOWER ROOM/WC 10'3 x 8'11 (3.12m x 2.72m)**

Fitted with a three piece suite and chrome fittings comprising: double shower cubicle with chrome frame and glass panelled sliding door, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with matching white gloss back and vanity area above, tiling to splashback, being full height to shower level, eaves storage, uPVC double glazed 'dormer' style window to the front aspect, inset spotlighting and extractor fan to ceiling, chrome heated towel radiator.





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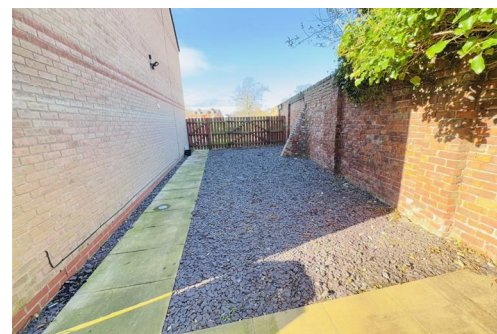
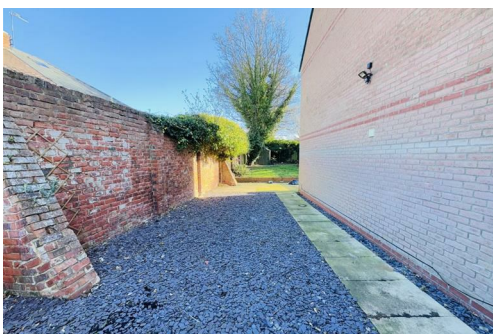
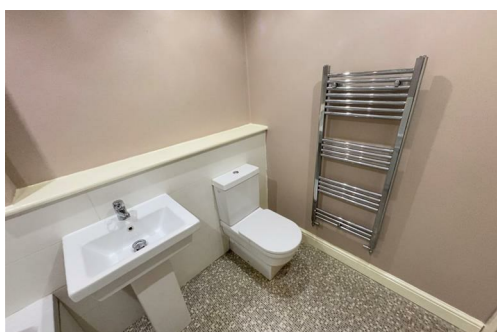
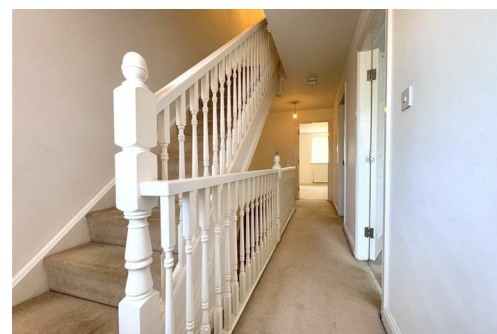


**EXTERNALLY**

The property is set back from the road with ample off street parking to the front. The generous side area incorporates loose slate levels and paved walkway in to the south facing rear garden with patio and lawn areas.

**NB**

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.




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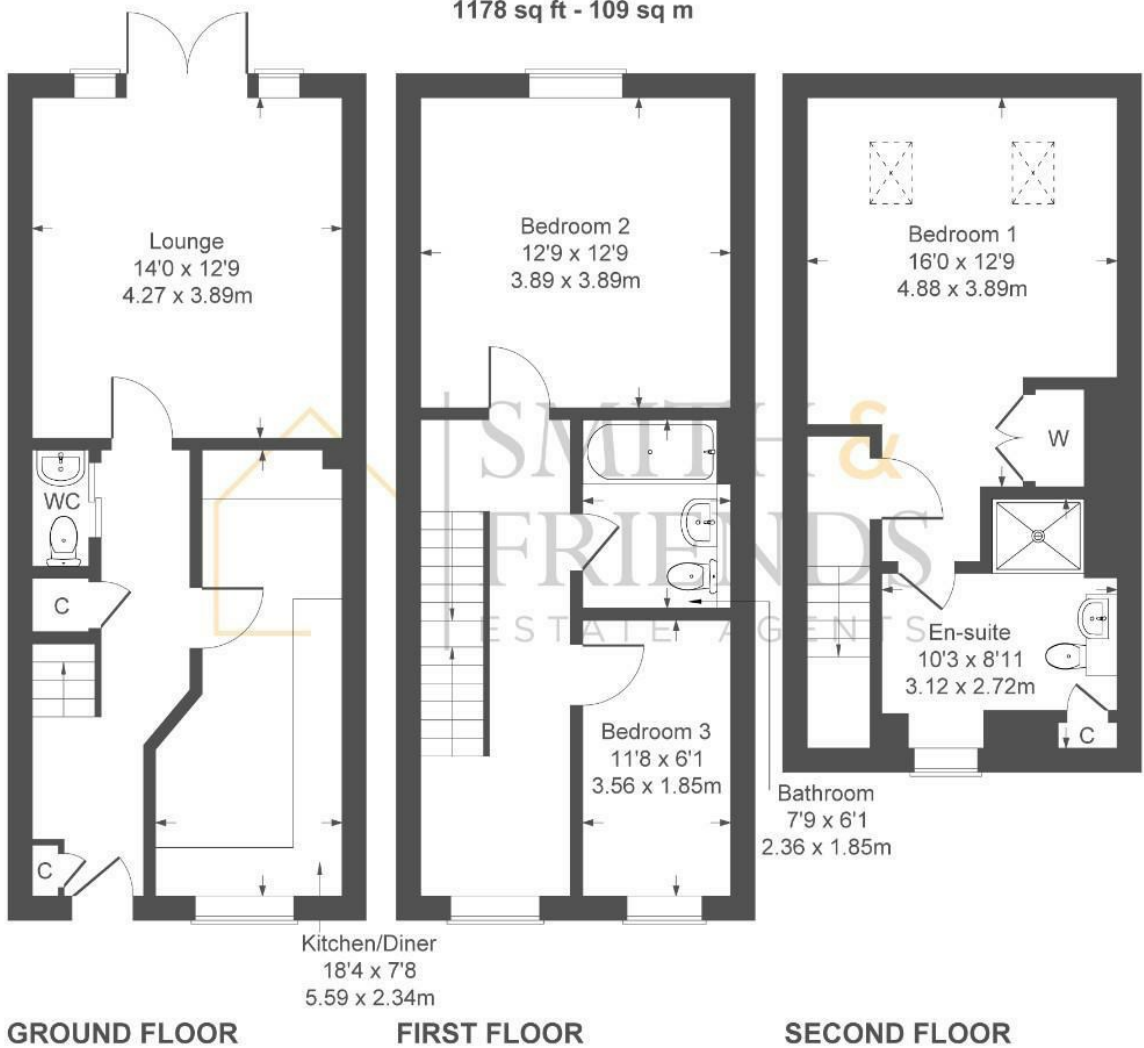
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Blakelock Gardens

Approximate Gross Internal Area  
1178 sq ft - 109 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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