







An impressive TWO BEDROOM first floor apartment offering attractively presented accommodation. Blackberry Apartments occupy a pleasant position, set back on Merlin Way, in a popular part of Bishop Cuthbert. The accommodation features a modern kitchen and shower room, whilst further benefits include gas central heating and uPVC double glazing. The apartments feature a communal entrance with secure telecom entry system and stairs to each floor. The internal layout comprises: entrance hall with useful cloaks cupboard, pleasant open lounge/dining room with French doors and 'Juliet' style balcony, modern fitted kitchen with built-in oven, hob and extractor, two bedrooms, the master bedroom benefitting from fitted wardrobes, and a modern shower room which incorporates a three piece suite and chrome fittings. Externally are communal grounds with allocated parking space and visitors parking on site. VIEWING RECOMMENDED.

Blackberry Apartments, Merlin Way, Hartlepool, TS26 0ZE
2 Bed - Apartment
£80,000
EPC Rating: B
Council Tax Band: B
Tenure: Leasehold

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COMMUNAL ENTRANCE
Accessed via secure telecom entry system, stairs to each apartment.

FIRST FLOOR APARTMENT

ENTRANCE HALL
A long entrance hall which benefits from a useful cloaks cupboard, modern laminate flooring, coving to ceiling, convector radiator.

OPEN PLAN LOUNGE/DINING ROOM
16'5 x 10'9 (5.00m x 3.28m)
Fitted with modern laminate flooring, uPVC double glazed French doors opening to a 'Juliet' style balcony, uPVC double glazed window, coving to ceiling, television point, convector radiator, access to:

MODERN FITTED KITCHEN
9'1 x 8'3 (2.77m x 2.51m)
Fitted with a modern range of high gloss units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel, black glass splashback, recess with plumbing for washing machine, dishwasher and space for free standing fridge/freezer (appliances not included), wall mounted Ideal Logic gas central heating boiler, uPVC double glazed window, modern laminate flooring, coving and inset spotlighting to ceiling.

BEDROOM ONE
15'8 x 8'2 narrowing to 6'2 (4.78m x 2.49m narrowing to 1.88m)
A good sized master bedroom which enjoys a high degree of natural light from two uPVC double glazed windows, modern wall to wall fitted wardrobes with sliding doors, fitted carpet, coving to ceiling, convector radiator.

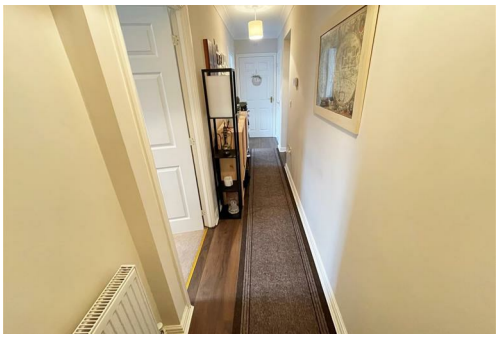
BEDROOM TWO
7'9 x 7'7 (2.36m x 2.31m)
uPVC double glazed window to the side, fitted carpet, coving to ceiling convector radiator.

MODERN SHOWER ROOM/WC
7'9 x 5'5 (2.36m x 1.65m)
A modern shower room which incorporates a three piece suite with recently upgraded shower area, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, 'laminate' effect vinyl flooring, coving to ceiling, extractor fan, convector radiator.

EXTERNALLY
The property features well cared for communal gardens, with allocated parking space and visitors parking on site.

NB 1
The property is of leasehold tenure and has a yearly maintenance charge.

NB 2
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.











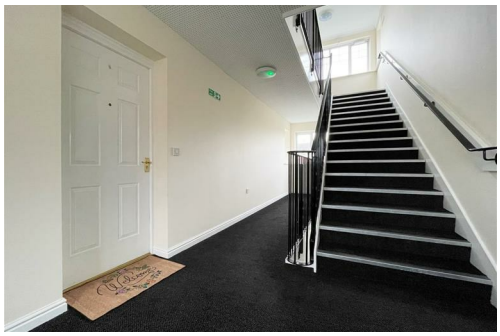
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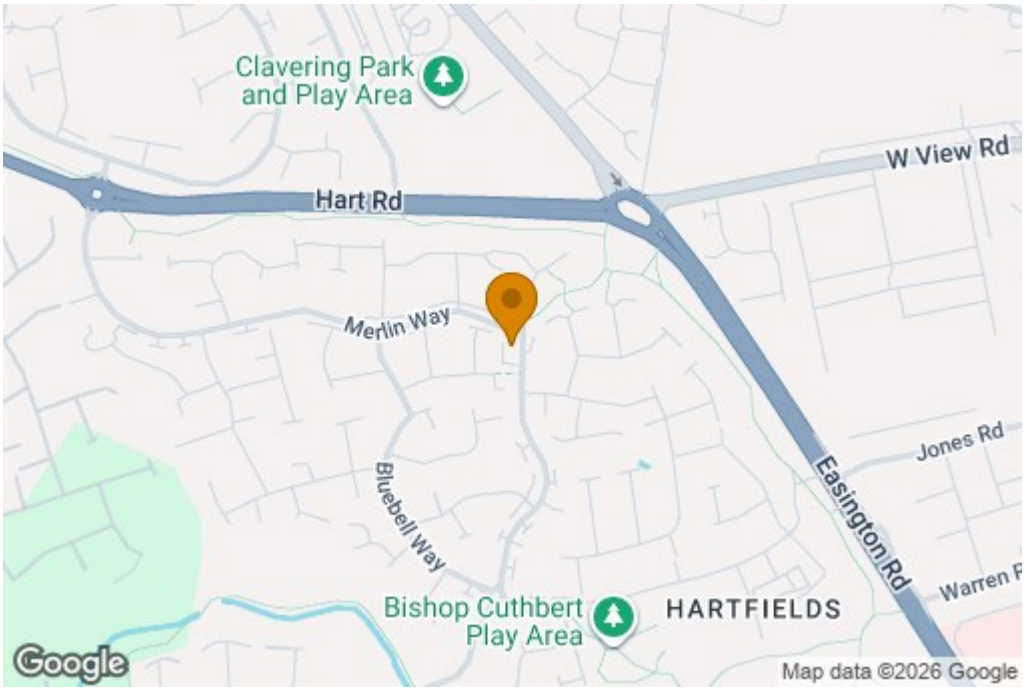










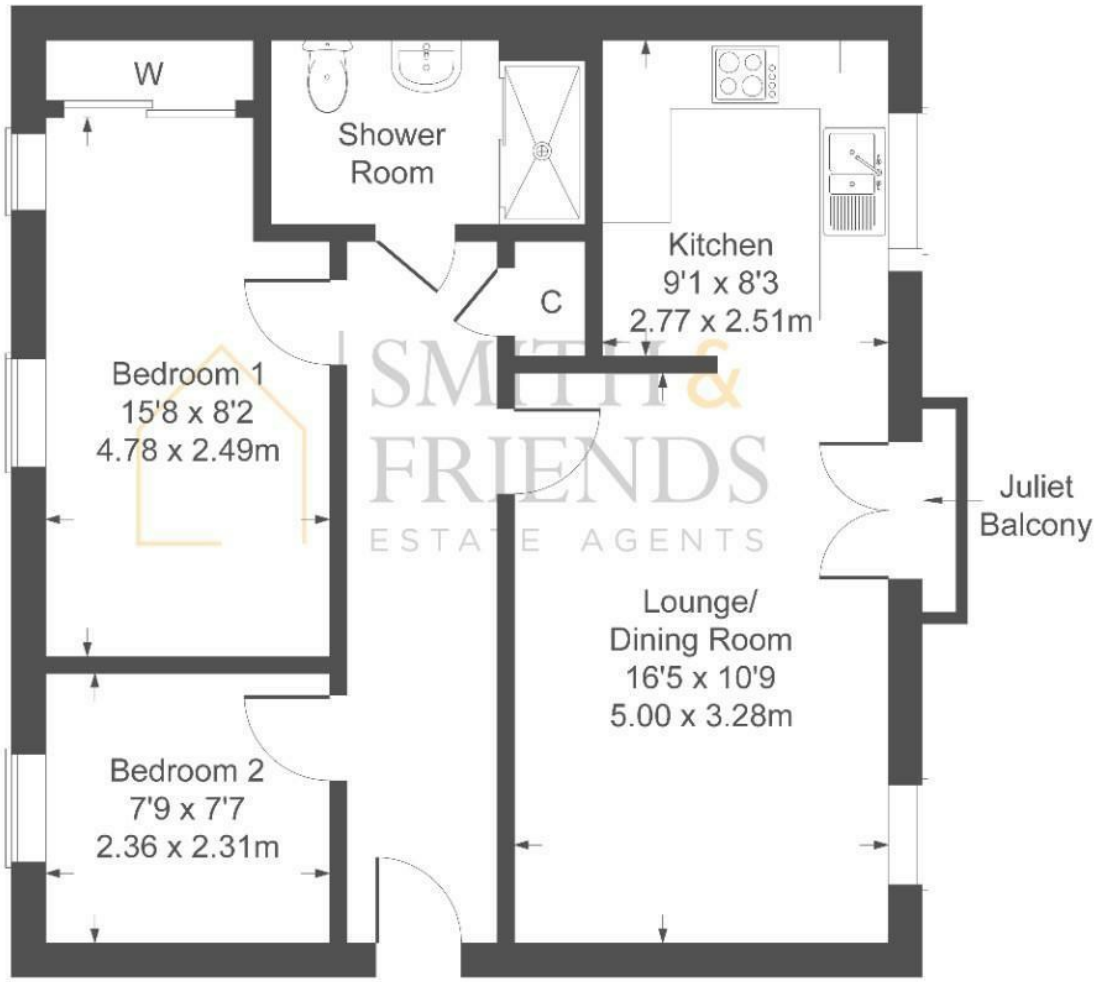


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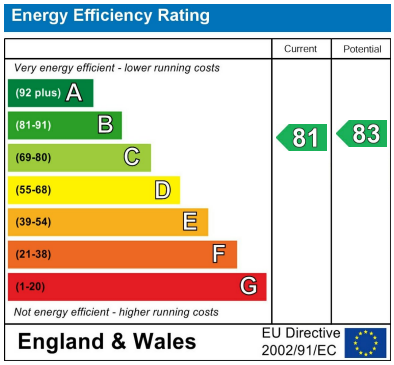
Blackberry Apartments

Approximate Gross Internal Area
628 sq ft - 58 sq m



Not to Scale. Produced by The Plan Portal 2026

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. Smith & Friends Estate Agents 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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