



Bradley Lowery Way, Blackhall Colliery, TS27 4DN
3 Bed - House - Detached
Asking Price £199,950

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



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ESTATE AGENTS

Bradley Lowery Way

Blackhall Colliery Hartlepool TS27 4DN

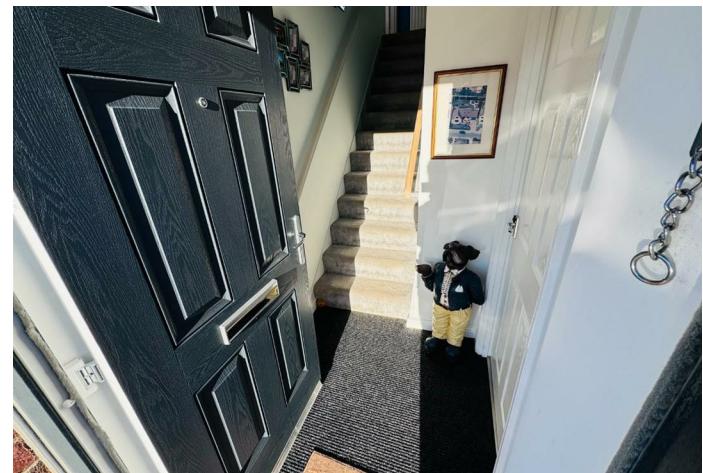
*****REDUCED*****An impressive THREE BEDROOM detached property, which is occupying a very sought after position opposite the open Green area on Bradley Lowery Way, forming part of a modern and recently constructed development. It has numerous upgrades, modern fixtures and fittings, LED lighting throughout and attractive décor; internal viewing comes highly recommended.

The home features uPVC double glazing, gas central heating, low maintenance landscaping gardens to the front and the rear, which are child friendly and pet friendly, being totally enclosed. Off street parking on the driveway which leads to the integral garage, with visitors parking opposite around the perimeter of the Green. There is gated access to the side and rear of the property, which also has motion detector lights where the recycling area is kept.

A popular style house, with a layout that briefly comprises: entrance hall leading to the stairs to the first floor, lounge with access to the kitchen/diner, French doors to the rear patio and garden, a useful guest cloakroom/WC completes the ground floor. The first floor has three good size bedrooms, the master benefiting from a useful en-suite shower room in white, bedroom two and three are served by the family bathroom, which is fitted with a three piece white suite and chrome fittings.

Blackhall Rocks Nature reserve and beautiful beaches can easily be reached within a 10 minute walk or 5 minute drive from the property, with many other family friendly beaches in the local area.

Highly recommend viewing.











GROUND FLOOR

ENTRANCE HALL

Accessed by a composite entrance door, stairs to the first floor with fitted carpets, uPVC double glazed window to the side aspect, plug sockets, single radiator and alarm panel.

LOUNGE

15'4 x 10'1 (4.67m x 3.07m)

A comfortable front lounge with two TV points, one on the stairs wall and one on the opposite wall, a single radiator, uPVC double glazed window to the front aspect, views across the open Green and out along the fields beyond, storage under the stairs, fitted carpets throughout, which link into the kitchen/diner.

KITCHEN/DINER

13'7 x 7'11 (4.14m x 2.41m)

Fitted with a modern range of high gloss grey units to the base level and walls with complementing worktops. New inset larger than average single drainer slate grey sink unit with 'swan neck' mixer tap and extendable neck, built-in electric fan oven with four ring gas hob and extractor over, a very attractive tiled splashback, integrated large fridge freezer, gas central heating boiler and housing in a matching high gloss grey unit, double radiator, modern floor covering, inset spotlights to the ceiling, uPVC double glazed window and French doors giving access to the rear patio and garden.

GUEST CLOAKROOM/WC

Fitted with a modern two piece white suite, chrome fittings comprising: larger than normal pedestal hand wash basin with chrome mixer tap, low level WC, extractor fan, inset spotlight and single radiator.

FIRST FLOOR

LANDING

Fitted carpet, single radiator, loft hatch to loft space.

BEDROOM ONE

13'1 x 9'2 (3.99m x 2.79m)

uPVC double glazed window to the front aspect overlooking the open Green and fields, double radiator, ample double plug sockets, luxury fitted carpet, with lots of floor area for fitted or free standing wardrobes; present bed size is a super king, access to:

EN-SUITE SHOWER ROOM/WC

9'2 x 3'7 (2.79m x 1.09m)

Fitted with a modern three piece suite, with chrome fittings comprising: large shower with single sliding glass panelled door, pedestal hand wash basin with chrome dual taps, low level WC, attractive tiled splashback, extractor fan, uPVC double glazed window to the rear aspect, inset spotlighting to the ceiling, large floor to ceiling chrome heated towel radiator and modern fitted floor covering.



BEDROOM TWO

13'7 x 11'5 (4.14m x 3.48m)

A very spacious second bedroom with uPVC double glazed window to the front aspect which looks out over the open Green and fields beyond, fitted with luxury carpet, ample double plug sockets, single radiator, lots of floor area for fitted or free standing wardrobes; present bed size is a super king.

BEDROOM THREE

11'9 x 6'11 (3.58m x 2.11m)

uPVC double glazed window to the rear aspect, overlooking the rear garden and patio, fitted with luxury carpet, ample double plug sockets, single radiator, lots of floor area for fitted or free standing wardrobes. This is a very good sized third bedroom for a new build house.

FAMILY BATHROOM/WC

6'5 x 6'1 (1.96m x 1.85m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with dual taps, pedestal hand wash basin with dual taps, low level WC, attractive tiled splashback, uPVC double glazed window to the rear aspect, over the patio and garden, inset spotlights to ceiling, large floor to ceiling chrome heated towel radiator, modern floor covering.

EXTERNALLY

The property occupies a pleasant large corner position, with a low maintenance open plan front garden. A high level latched gate at the side leads through to the landscaped rear garden, with motion detector lights on gable wall, with a concrete imprinted patio, with lawn and fenced boundaries, external light above French doors, outside double socket, hot and cold water taps, ideal for washing feet after a walk on the beach, and useful modern storage shed (4 x 6 ft) on raised decking. Security cameras overlooking the whole of the property, spotlight at the front of the garage above the up and over door, external decorative lights at each side of the front door and at each side of the garage door. The property is not overlooked by other homeowners at the front, the Green and fields give the development the country feel, with easy walkable access to the village amenities and a short drive to most big high street supermarkets.

GARAGE

17'8 x 8'5 (5.38m x 2.57m)

Insulated throughout, plus insulated up and over door, personal door at the rear, extensive range of electrical sockets, LED strip lighting at the front, rear and middle of the garage, plumbing for the washing machine and dryer, fuse box for house and garage, alarm panel, single movable internal security camera, light switches installed at either end of the garage.

NB

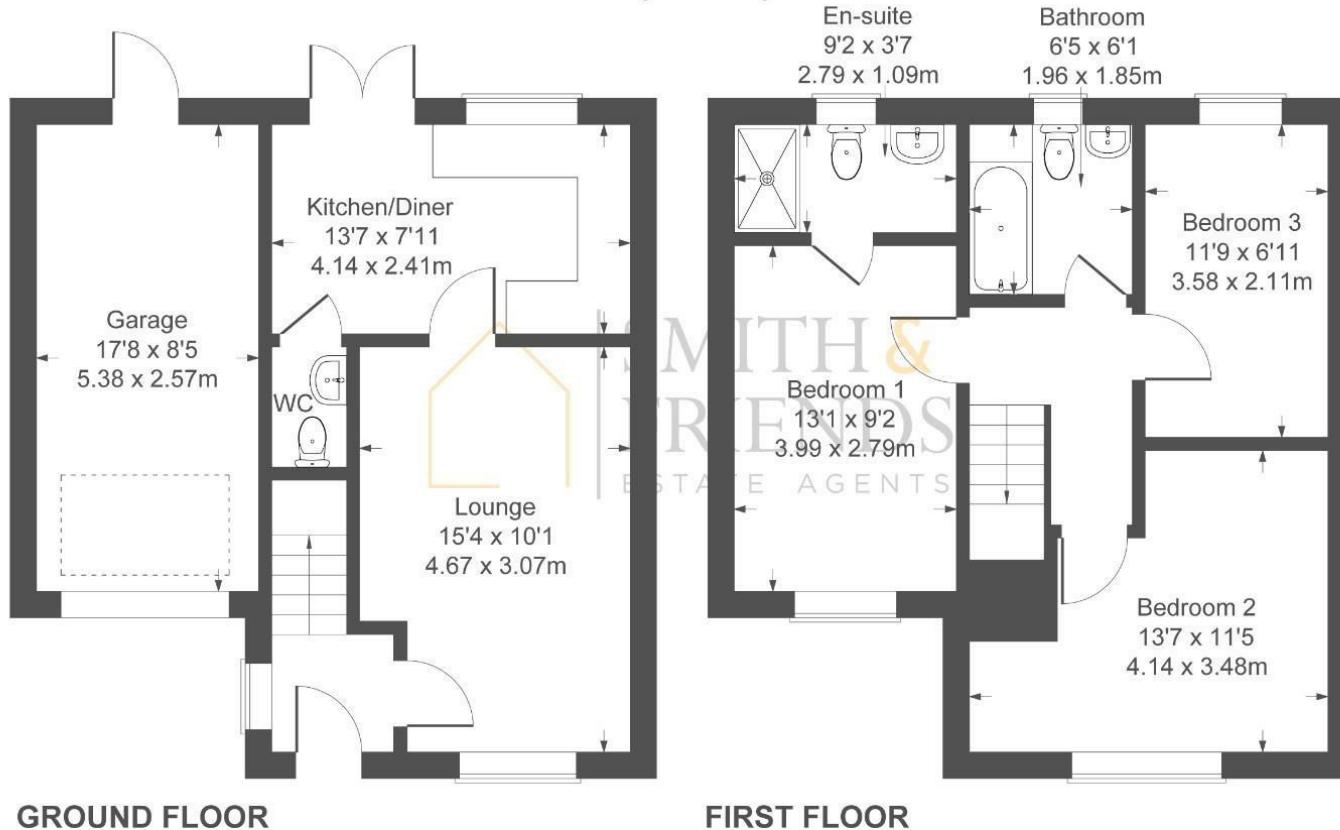
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Bradley Lowery Way

Approximate Gross Internal Area

960 sq ft - 89 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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	95	
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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