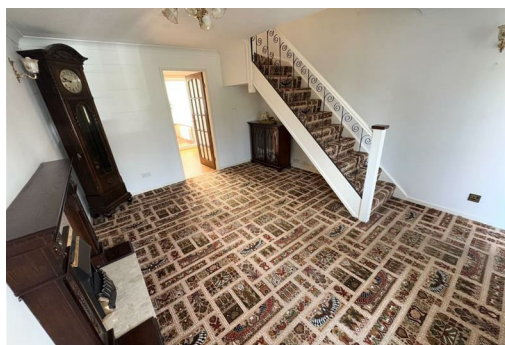




*****REDUCED*** NO CHAIN INVOLVED ***** A pleasantly positioned TWO BEDROOM semi-detached property with the benefit of a modern kitchen and CONSERVATORY EXTENSION TO THE REAR. An ideal purchase for a first time buyer, young family or those looking to downsize, with further benefits including gas central heating, uPVC double glazing, SOUTH FACING REAR GARDEN and rear driveway. An internal viewing comes recommended to appreciate the potential on offer, with a layout which briefly comprises: entrance porch through to a good size lounge with stairs to the first floor, feature fire surround and access to the kitchen/diner which incorporates a modern range of 'shaker' style units and built-in appliances. The conservatory offers a pleasant transition between the home and garden. To the first floor are two bedrooms and a central bathroom which features a three piece suite. The property overlooks Burn Valley Gardens to the front with a low maintenance garden, the enclosed rear garden enjoys a good degree of privacy with driveway behind. Local schools and amenities are within walking distance, whilst Hartlepool town centre is within a short stroll. VIEWING RECOMMENDED.

Blakelock Gardens, Hartlepool, TS25 5QW

2 Bedroom - House - Semi-Detached

£90,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: A



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ESTATE AGENTS



GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door with attractive central panel and matching uPVC double glazed window to the front aspect, coving to ceiling, archway through to:

LOUNGE

11'10 x 14'2 (3.61m x 4.32m)

uPVC double glazed window to the front aspect, feature fire surround with 'marble' style back and base, staircase to the first floor with wrought iron railings, coving to ceiling, television point, double radiator, glazed internal door through to:

KITCHEN/DINER

11'10 x 7'9 (3.61m x 2.36m)

A modern kitchen/diner fitted with a range of cream 'shaker' style units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with matching four ring gas hob above and extractor hood over, all finished in brushed stainless steel, cream 'brick' style tiling to splashback, integrated washing machine, integrated fridge, concealed gas central heating boiler, uPVC double glazed window and door in to the conservatory, coving to ceiling, double radiator.

CONSERVATORY EXTENSION

6'6 x 9' (1.98m x 2.74m)

uPVC double glazed conservatory offering a pleasant transition between the home and garden via French doors, sockets, laminate flooring, double radiator.

FIRST FLOOR

LANDING

Hatch to loft space, coving to ceiling, access to both bedrooms and bathroom.

BEDROOM ONE

11'10 x 7'9 (3.61m x 2.36m)

uPVC double glazed window overlooking the rear garden, coving to ceiling, single radiator.

BEDROOM TWO

11'9 x 7'8 (3.58m x 2.34m)

Two uPVC double glazed windows to the front aspect allowing a good degree of natural light, built-in storage cupboard/wardrobe, coving to ceiling, single radiator.

BATHROOM/WC

5'5 x 6' (1.65m x 1.83m)

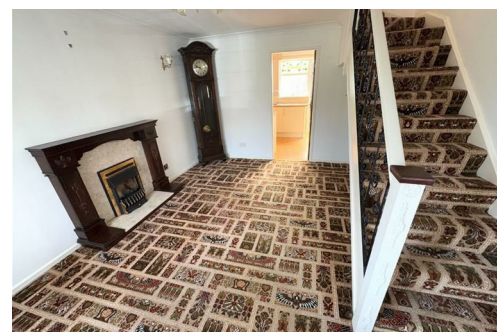
Fitted with a three piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, wall mounted WC, tiled splashback, uPVC double glazed window to the side aspect, coving to ceiling, single radiator.

EXTERNALLY

The property occupies a pleasant set back position on Blakelock Gardens, with a low maintenance part pebbled front garden. A gate to the side leads through to the south facing rear garden which should prove to be a suntrap in the summer months, whilst enjoying a high degree of privacy. A gate opens to a block paved driveway allowing useful off street parking.

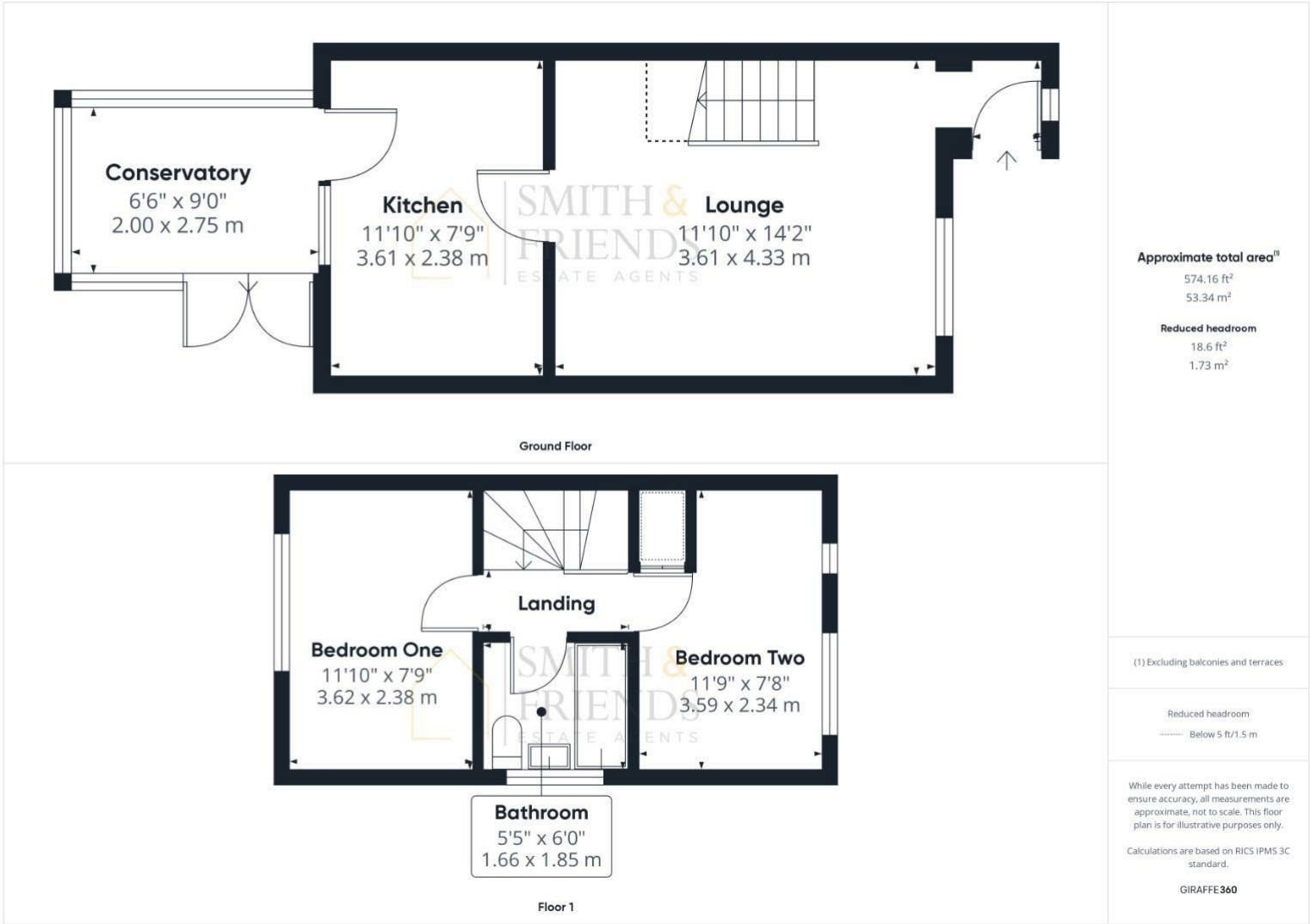
NB

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(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 	



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.