



*****REDUCED***** A spacious **THREE BEDROOM** semi-detached property on Blakelock Road, close to both schools and amenities. The home offers modern accommodation, with an impressive kitchen/diner and benefits from a generous **SOUTH FACING REAR GARDEN**. An ideal purchase for a first time buyer or young family, with accommodation that further benefits from gas central heating and uPVC double glazing. The internal layout comprises: entrance hall with turned stairs to the first floor, rear lounge with log burner and French doors to the garden, impressive kitchen/diner with modern white gloss units, integrated appliances, island, breakfast bar and seating area. A guest WC completes the ground floor and to the first floor are three good size bedrooms and the family bathroom which features a three piece white suite and chrome fittings. Externally is a low maintenance front which allows off street parking for two cars. The enclosed rear garden should prove to be a suntrap with it's south facing position and allows external storage. Hartlepool Sixth Form College and Kingsley Primary School are within a short stroll of the property.

Blakelock Road, Hartlepool, TS25 5PG

3 Bedroom - House - Semi-Detached

Offers Over £115,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: A



Blakelock Road, Hartlepool, TS25 5PG



GROUND FLOOR

ENTRANCE HALL

11'4 x 6' (3.45m x 1.83m)

Accessed via double glazed composite entrance door, fitted with 'oak' style laminate flooring, cloaks area, turned staircase to the first floor with fitted carpet, upgraded internal door through to the kitchen.

KITCHEN/DINER/BREAKFAST ROOM

10'11 x 25'9 (3.33m x 7.85m)

Fitted with an extensive range of white gloss units to base and wall level with complementing granite work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, integrated appliances include twin electric ovens, 'larder' style fridge and separate freezer, five ring gas hob set within the island with extractor hood over, integrated washer/dryer and dishwasher, custom breakfast bar and seating areas, 'tile' effect laminate flooring, upgraded internal doors, inset spotlighting to ceiling, uPVC double glazed bow window to the front aspect, modern wall mounted vertical radiator, double glazed composite door to the rear garden, access to lounge and guest WC.

GUEST CLOAKROOM/WC

4'4 x 2'11 (1.32m x 0.89m)

Fitted with a two piece white suite comprising: wall mounted wash hand basin with dual taps and tiled splashback, low level WC, uPVC double glazed frosted window to the rear aspect, gas central heating boiler, convector radiator.

REAR LOUNGE

11'3 x 16'7 (3.43m x 5.05m)

A good size lounge with walk-in bay incorporating uPVC double glazed French doors to the rear garden, chimney breast with recessed log burner, 'oak' style laminate flooring, double radiator.

FIRST FLOOR

LANDING

Accessed via turned staircase, with uPVC double glazed window to the front aspect, fitted carpet, single radiator, access to:

BEDROOM ONE

11'6 x 13'3 (3.51m x 4.04m)

A good size master bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BEDROOM TWO

10'6 x 9'11 (3.20m x 3.02m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM THREE

10'9 x 7'9 (3.28m x 2.36m)

'Oak' style flooring, uPVC double glazed window overlooking the rear garden, single radiator.



Blakelock Road, Hartlepool, TS25 5PG



FAMILY BATHROOM/WC
7'9 x 5' (2.36m x 1.52m)

Fitted with a modern three piece white suite and chrome fittings comprising: curved panelled bath with mixer tap and shower over, protective glass shower screen, wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to walls and flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance front which provides off street parking for two cars. The enclosed rear garden is generous in size and should prove to be a suntrap in the summer months enjoying a south facing position, with ample external storage provided.

NB

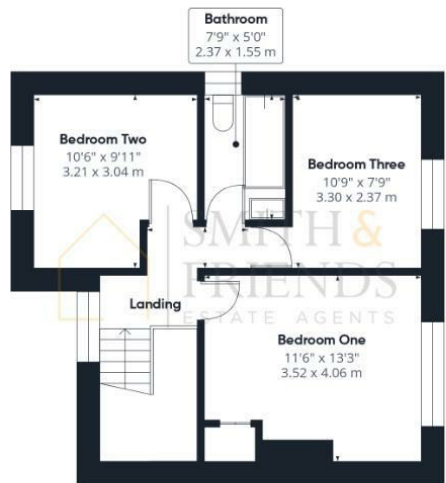
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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	



Ground Floor



Floor 1

Approximate total area⁽¹⁾

935 ft²
86.8 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk

