



Oak Avenue, Blackhall Colliery, TS27 4HZ
2 Bed - Bungalow - Semi Detached
£185,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Oak Avenue

Blackhall Colliery Hartlepool TS27 4HZ

*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A rarely available two bedroom semi-detached bungalow occupying a generous plot on Oak Avenue in a popular part of Blackhall Colliery, close to amenities, bus routes and a short stroll from the beautiful coast line. The home offers generous extended accommodation with two reception rooms and large kitchen. An ideal purchase for those looking to downsize without comprising on space, whilst further benefits include gas central heating, uPVC double glazing and cavity wall insulation. An internal viewing comes recommended to appreciate the space on offer, with a layout which briefly comprises: entrance hall, spacious lounge, second reception room, generous kitchen/diner, two good size bedrooms and a modern bathroom which incorporates a three piece white suite and chrome fittings. Externally the property occupies a sizeable plot measuring approximately 0.11 of an acre with wall cared for gardens to three sides, off street parking and detached garage. There is ample scope to further extend and enhance the accommodation on offer (subject to planning).











ENTRANCE HALL

Accessed via uPVC double glazed entrance door, radiator with shelf above, access to:

LOUNGE

13'10 x 12'11 (4.22m x 3.94m)

Large uPVC double glazed window to the front aspect, stone fire surround with 'coal' effect electric fire, coving to ceiling, television point, double radiator, door to:

SEPARATE DINING ROOM

8'7 x 15' (2.62m x 4.57m)

Ideally situated off the kitchen with a large uPVC double glazed window to the side aspect, shelved display area, single radiator, door to:

KITCHEN EXTENSION

12'11 x 15'3 (3.94m x 4.65m)

A generous kitchen/diner which incorporates a range of units to base and wall level with brushed stainless steel handles and contrasting 'granite' effect work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, attractive cream 'brick' style tiling to splashback, recess for cooker with extractor over, recess for free standing fridge/freezer, washing machine and dryer, concealed gas central heating boiler, uPVC double glazed windows to both sides, uPVC double glazed side door, double radiator.

BEDROOM ONE

11'3 x 10'6 (3.43m x 3.20m)

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

BEDROOM TWO

11'3 x 10'4 (3.43m x 3.15m)

uPVC double glazed window to the front aspect, coving to ceiling, single radiator.

BATHROOM/WC

7'3 x 4'7 (2.21m x 1.40m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap, pedestal wash hand basin with central mixer tap and vanity cabinet below, low level WC, attractive tiling to splashback, panelling and inset spotlighting to ceiling, uPVC double

glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property occupies a generous but manageable plot, with a lawned front garden with planted border and paved walkway accessed via a wrought iron gate, with boundary wall. The large side garden features lawn, patio area and a long driveway providing secure off street parking via double wrought iron gates. A pleasant planted area to the rear of the property leads through to a further patio area.

DETACHED GARAGE

18'7 x 9'2 (5.66m x 2.79m)

Accessed via an up and over door to the front, personal door to the side.

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.







Ground Floor Building 1

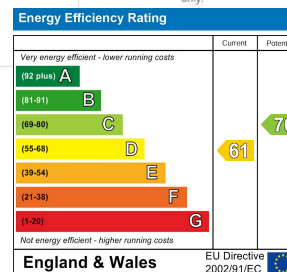


Ground Floor Building 2

Approximate total area⁽¹⁾
1003 ft²
93.2 m²

(1) Excluding balconies and terraces

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

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



**SMITH &
FRIENDS**
ESTATE AGENTS