

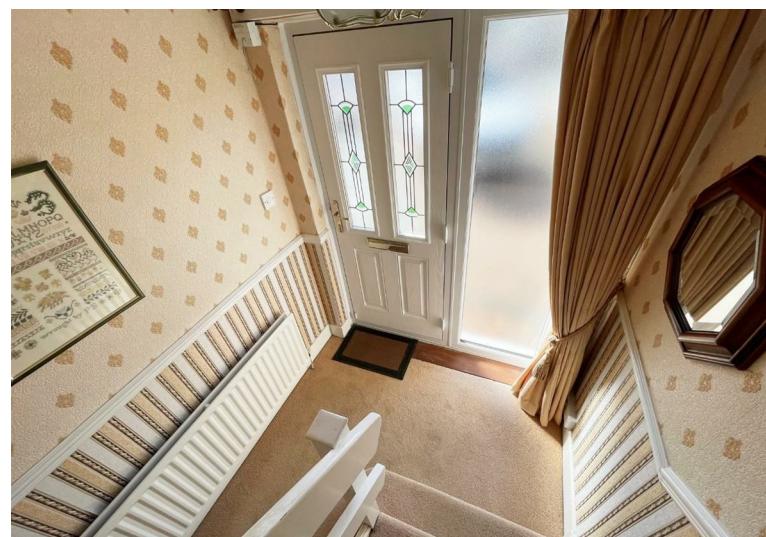


Enid Gardens, Blackhall Colliery, TS27 4HL
3 Bed - House - Semi-Detached
£135,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

*** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED *** A spacious THREE BEDROOM semi-detached property occupying a pleasant set back position in the corner of Enid Gardens. The home features TWO RECEPTION ROOMS and a generous DETACHED DOUBLE GARAGE/WORKSHOP, whilst further benefits include gas central heating and uPVC double glazing. An internal viewing comes recommended to appreciate the potential on offer, with a layout that briefly comprises: entrance hall with stairs to the first floor and access to both reception rooms, the generous rear dining room/sitting room linking to the kitchen. To the first floor are three bedrooms and the bathroom which incorporates a three piece white suite. Externally is a low maintenance front garden, with a block paved driveway providing useful off street parking. To the side of the property is a further block paved area, providing additional off street parking/hardstanding space in front of the garage. The rear garden features lawn, patio and decked areas which enjoy a high degree of privacy. The garage/workshop measures approximately 28ft in length with electric roller door to the front. Enid Gardens is located just off Dene Road with an open outlook to the rear and a distant sea view from the rear elevations. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).



GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door with uPVC double glazed side screen, stairs to the first floor, fitted carpet, dado rail, double radiator, access to:

FRONT LOUNGE

13'4 into bay x 12'5 into alcove (4.06m into bay x 3.78m into alcove)

uPVC double glazed bay window to the front aspect, stone fire surround with 'coal' effect electric fire, fitted carpet, coved ceiling, curved single radiator to bay.

REAR RECEPTION ROOM/DINING ROOM

19' x 11'2 narrowing to 8'2 (5.79m x 3.40m narrowing to 2.49m)

uPVC double glazed window looking out to the rear garden, built-in storage cupboard, additional storage cupboard with Worcester gas central heating boiler, fitted carpet, coved ceiling, double radiator.

KITCHEN

10'7 x 10'3 (3.23m x 3.12m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in double oven with four ring gas hob above, both finished in brushed stainless steel, tiled splashback, extractor hood over, space for washing machine, fridge and separate freezer, uPVC double glazed windows to the side and rear aspects, uPVC double glazed side door, double radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, dado rail, hatch to loft space.

BEDROOM ONE

13'1 x 12'3 (3.99m x 3.73m)

uPVC double glazed curved bay window to the front aspect, fitted carpet, coving to ceiling, single radiator.

BEDROOM TWO

11'5 x 11'2 (3.48m x 3.40m)

uPVC double glazed window to the rear aspect, built-in wardrobes with overhead storage space, additional built-in storage cupboard, fitted carpet, coved ceiling, single radiator.

BEDROOM THREE

8'3 x 7'8 (2.51m x 2.34m)

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

BATHROOM

6'5 x 5'5 (1.96m x 1.65m)

Fitted with a three piece white suite comprising: panelled bath with dual taps and Bristan shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, double radiator.

OUTSIDE

The property features a low maintenance front with loose slate chippings, whilst a block paved driveway provides useful off street parking. A timber gate opens to the side of the property, with additional block paving to provide ample off street parking/hardstanding area in front of the garage/workshop. The enclosed rear garden incorporates block paving, patio, decking, lawn and well established borders.

DOUBLE GARAGE/WORKSHOP

28' x 15'6 (8.53m x 4.72m)

Accessed via electric roller door to the front, uPVC side door, uPVC double glazed window, ample overhead storage, light and power points.

NB

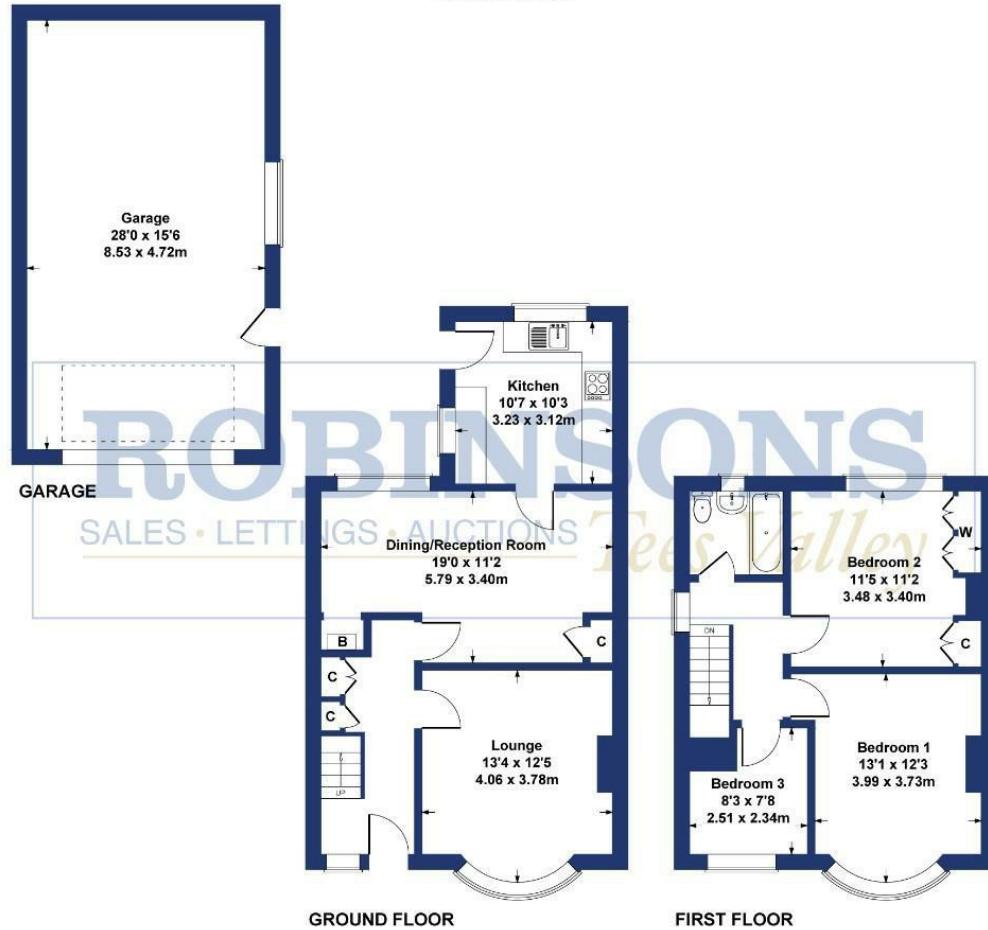
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Enid Gardens

Approximate Gross Internal Area
1466 sq ft - 136 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-80)	B	
(69-68)	C	78
(58-57)	D	
(39-54)	E	
(21-38)	F	45
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC