



Station Road, Blackhall Colliery, TS27 4AR
2 Bed - Bungalow - Semi Detached
£150,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



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**** RARELY AVAILABLE ** NO FORWARD CHAIN **** This much improved two bedroom bungalow comes with viewing recommended. Within walking distance of local amenities, main commuter routes and the beach. Immaculately presented throughout the layout comprises of: entrance porch, lounge, dining kitchen with a range of integrated appliances, two double bedrooms (both with fitted wardrobes), modern white and chrome family bathroom and conservatory. Externally ,the enclosed rear garden has been laid with block paving for easy maintenance, the garden is sure to be a suntrap in the summer months and includes the wooden summerhouse. The front garden has been blocked paved to provide off street parking for numerous cars.

ENTRANCE PORCH

5'9 x 7' (1.75m x 2.13m)
uPVC double glazed glass panelled door, uPVC double glazed windows, radiator, door into the lounge.

LOUNGE

14'3 x 13'3 (4.34m x 4.04m)
uPVC double glazed bay window to front, radiator.

BEDROOM (front)

9'4 x 9'10 (2.84m x 3.00m)
uPVC double glazed window to front, built-in wardrobes, radiator.

BEDROOM (rear)

11'3 x 9'11 (3.43m x 3.02m)
uPVC double glazed window to rear, built-in wardrobes, radiator.

KITCHEN/DINER

9'10 x 16'4 (3.00m x 4.98m)
'L' shaped with a range of fitted wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, halogen hob with illuminating extractor and double oven, integrated dishwasher, fridge and freezer, plumbing for washing machine, uPVC double glazed windows to rear and side, uPVC double glazed glass panelled door opening into the conservatory.

FAMILY BATHROOM/WC

5'9 x 8'8 (1.75m x 2.64m)
White and chrome suite with panelled bath, shower over and glass shower screen, pedestal wash hand basin and low level WC; uPVC double glazed window to rear, radiator, co-ordinated tiled splashback.

CONSERVATORY

8'2 x 8'6 (2.49m x 2.59m)
uPVC double glazed door opening onto the rear garden.

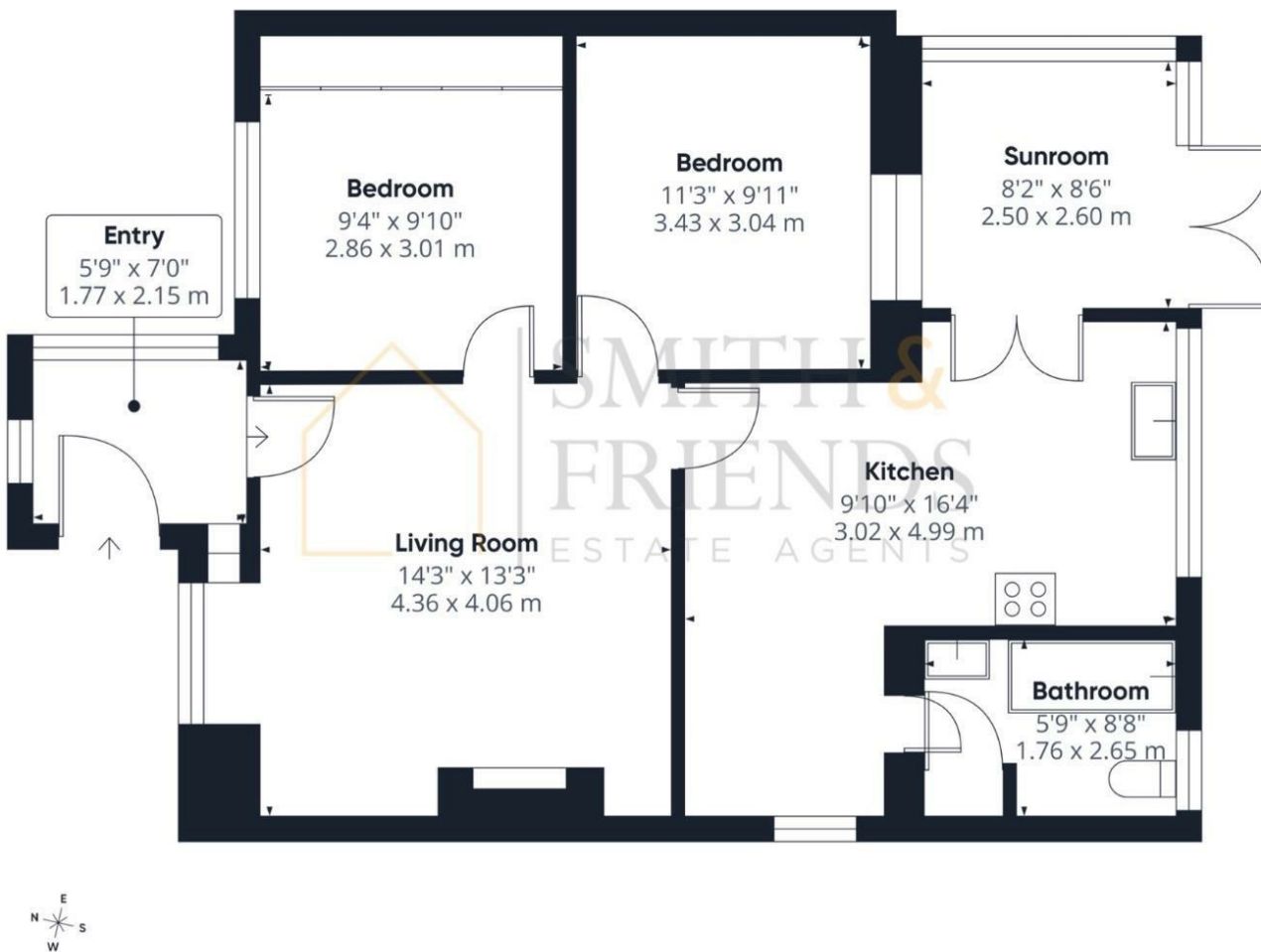
EXTERNALLY

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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.





Approximate total area⁽¹⁾
772 ft²
71.7 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(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. 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.

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