

***** NO CHAIN INVOLVED ***** A two bedroom mid terraced property offering modern accommodation ideal for a first time buyer, young couple or those looking to downsize. The home is well positioned overlooking Burn Valley and within an easy stroll of Hartlepool town centre. The accommodation features a modern kitchen and bathroom, gas central heating and uPVC double glazing. The full layout briefly comprises: entrance vestibule through to the lounge with stairs to the first floor and access to the full width kitchen/breakfast room, the kitchen area incorporating units to base and wall level with a built-in oven, hob and extractor along with an integrated washing machine. To the first floor are two bedrooms, both of which benefit from mirrored wardrobes, they are served by the bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front garden, lawned rear garden and block paved area to the rear providing useful off street parking.

Blakelock Gardens, Hartlepool, TS25 5QW

2 Bed - House - Mid Terrace

£105,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Blakelock Gardens, Hartlepool, TS25 5QW



GROUND FLOOR

ENTRANCE VESTIBULE

4'3 x 3'8 (1.30m x 1.12m)

Accessed via uPVC double glazed entrance door with attractive central panel, modern laminate flooring, door to lounge.

LOUNGE

14'2" x 11'10" (4.32m x 3.63m)

A spacious lounge which offers a high degree of natural light with uPVC double glazed window to the front aspect, attractive laminate flooring, stairs to the first floor with fitted carpet, inset spotlighting to ceiling, convector radiator, upgraded internal door to the kitchen.



KITCHEN

11'11" x 7'10" (3.63m x 2.39m)

A modern kitchen incorporating a range of grey 'shaker' style units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring electric hob above and three speed extractor hood over, all finished in brushed stainless steel, attractive grey 'brick' style tiling to splashback, integrated washing machine, four drawer unit to base level, concealed gas central heating boiler, inset spotlighting to ceiling, uPVC double glazed door to the rear garden, convector radiator.



FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to:

BEDROOM 1

11'11 x 7'10" (3.63m x 2.39m)

Wall to wall mirror fronted sliding wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

BEDROOM 2

11'11 x 7'8" (3.63m x 2.34m)

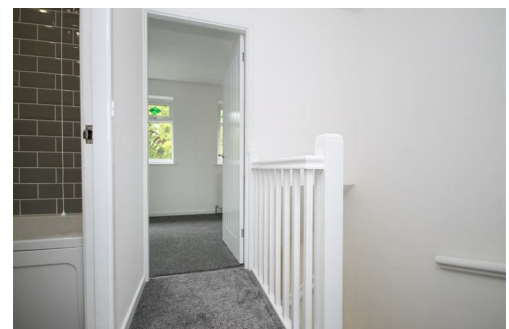
Wall to wall mirror fronted sliding wardrobes, two uPVC double glazed windows to the front aspect offering a good degree of natural light and attractive views of the Burn Valley, over stairs storage cupboard, fitted carpet, convector radiator.



BATHROOM/WC

6'1" x 5'5 (1.85m x 1.65m)

A modern bathroom incorporating a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and chrome shower over, protective glass shower screen, inset 'vanity' style wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, modern grey 'brick' style tiling to splashback, 'tile' effect vinyl flooring, chrome heated towel radiator, fitted extractor fan.



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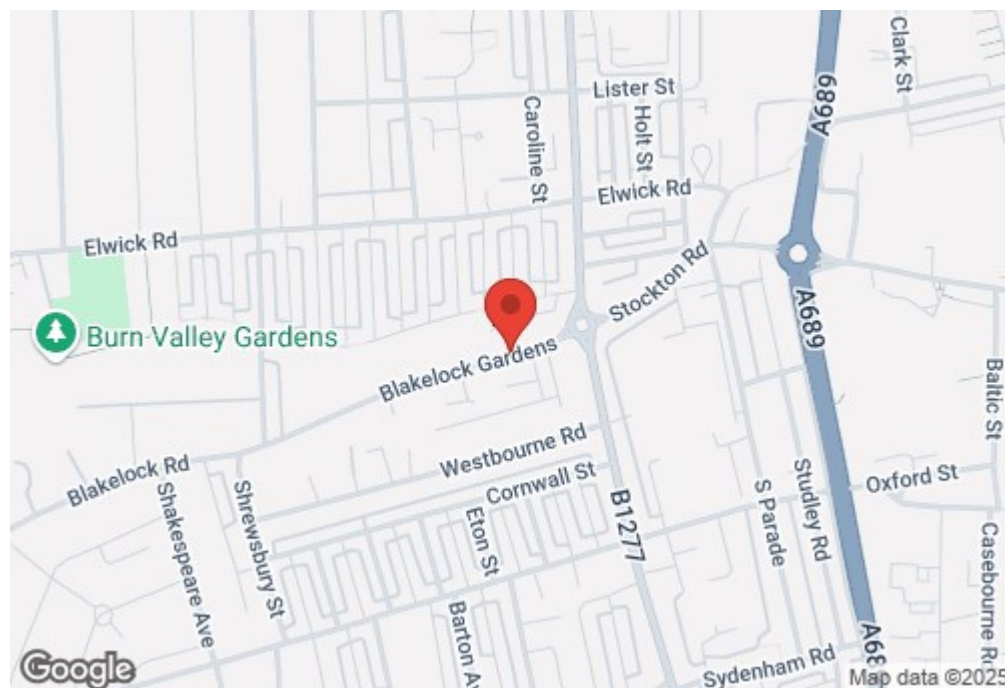
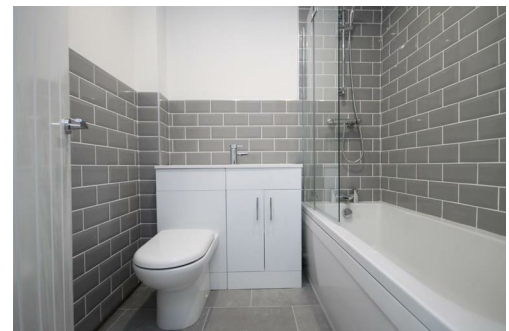
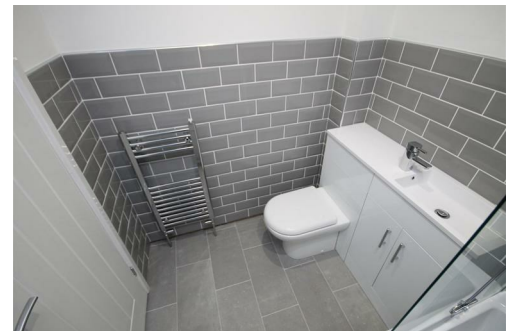


OUTSIDE

The property features a low maintenance front garden with brick boundary wall. The enclosed rear garden features lawn and patio areas with fenced boundaries, gated access and useful timber storage shed. A block paved driveway to the rear of the property provides useful off street parking.

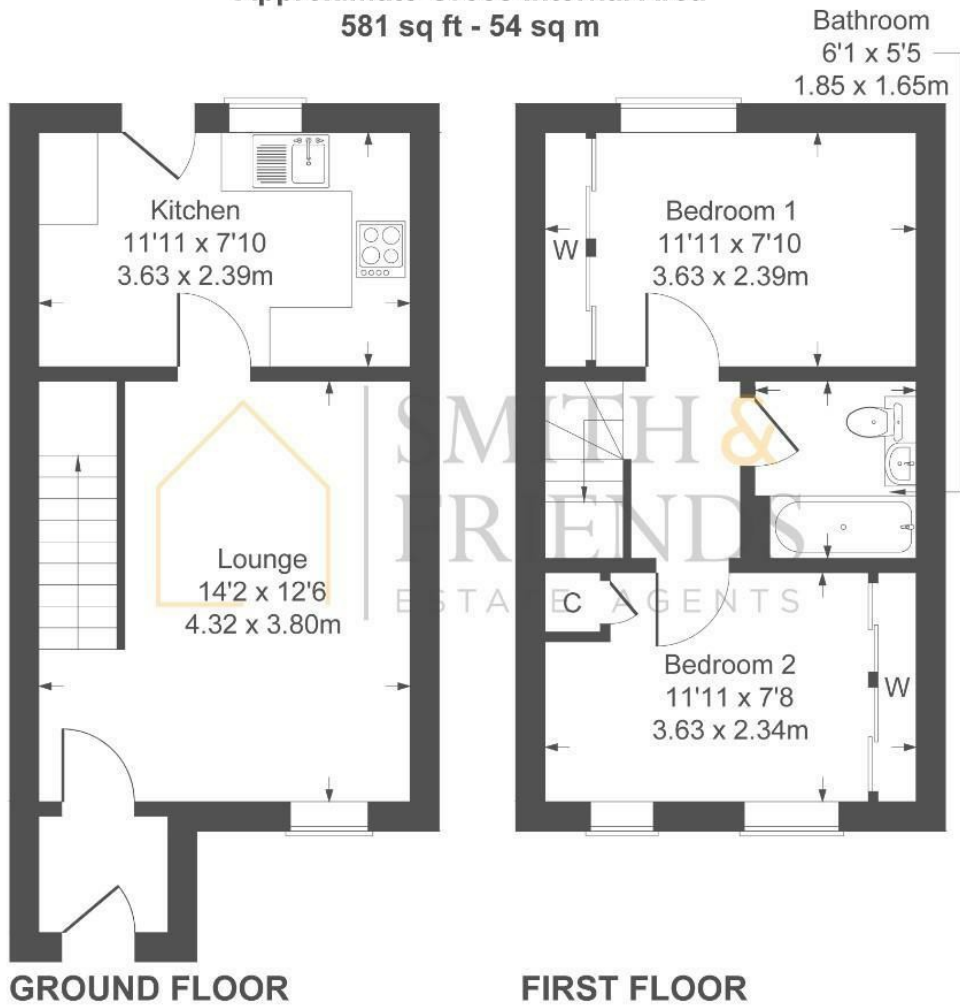
NB

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.



Blakelock Gardens

Approximate Gross Internal Area
581 sq ft - 54 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	76	
(69-80) C		
(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

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