



29 Hart Crescent, Blackhall Colliery, TS27 4BX

We are acting in the sale of the above property and have received an offer of £55,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

\*\*\* NO CHAIN INVOLVED \*\*\* A pleasantly positioned two bedroom semi-detached property with great potential and gardens to three sides. The home would make an ideal purchase for a first time buyer or possible investment opportunity, with an internal viewing recommended. The accommodation features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance vestibule with stairs to the first floor, good size lounge, full width kitchen/diner, under stairs WC, and useful utility room. To the first floor are two bedrooms, dressing room and the bathroom which incorporates a three piece white suite and chrome fittings. Bedroom two and the dressing room were originally one large room which could be converted back. Completing the accommodation is a useful attic room, ideal for storage. Externally are gardens to three sides with lawn, paved and decked areas. Hart Crescent is located just off the Coast Road with easy access to the beach/seafront.

**Hart Crescent, Hartlepool, TS27 4BX**

**2 Bed - House - Semi-Detached**

**£55,000**

**EPC Rating: E**

**Council Tax Band: A**

**Tenure: Freehold**



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ESTATE AGENTS

# Hart Crescent, Hartlepool, TS27 4BX



## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, laminate flooring, staircase to the first floor, double radiator.

### LOUNGE

**13'4 x 13'2 (4.06m x 4.01m)**

A good size lounge with uPVC double glazed window to the front aspect, laminate flooring, coving to ceiling, double radiator, access to:

### KITCHEN/DINER

**16'7 x 8'11 (5.05m x 2.72m)**

Fitted with a range of units to base and wall level with granite worktops and matching splashback incorporating an inset stainless steel sink with mixer tap, built-in electric double oven with separate five ring gas hob and extractor over, tiling to additional splashback areas, uPVC double glazed window to the side aspect, uPVC double glazed French doors to the rear, convector radiator, built-in storage cupboard with low level WC, uPVC double glazed window to the side aspect, convector radiator.

### UTILITY ROOM

**5'7 x 5'6 (1.70m x 1.68m)**

Fitted worktop with space below for appliances, part tiled splashback, double unit to eye-level, uPVC double glazed window.

## FIRST FLOOR

### LANDING

Turned staircase giving access to the attic room.

### BEDROOM ONE

**10'1 x 9'8 (3.07m x 2.95m)**

uPVC double glazed window to the rear aspect, built-in storage cupboard, double radiator.

### BEDROOM TWO

**10'3 x 7'3 into wardrobes (3.12m x 2.21m into wardrobes)**

Built-in wardrobes, laminate flooring, uPVC double glazed window to the front aspect, convector radiator.

### DRESSING ROOM/POTENTIAL BEDROOM

**10'2 x 8'9 (3.10m x 2.67m)**

uPVC double glazed window to the front aspect, shelved storage, convector radiator.

### BATHROOM/WC

**8'10 x 6'2 (2.69m x 1.88m)**

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with central mixer tap and shower over, pedestal wash hand basin with mixer tap and white gloss vanity cabinet below, concealed WC with matching white gloss back and vanity area above, storage cupboard with gas central heating boiler, tiling to splashback, uPVC double glazed window to the rear aspect, coving to ceiling, chrome heated towel radiator.

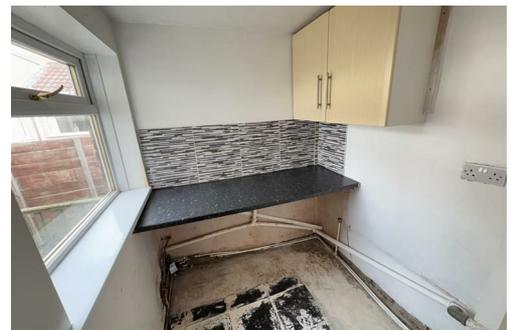
### ATTIC ROOM

**14'9 x 11' (4.50m x 3.35m)**

Skylight to rear aspect.

### EXTERNALLY

The property occupies a corner position with gardens to three sides, the front and side gardens are part lawned with a decking area. The rear is part paved with a decking area and includes a storage shed.



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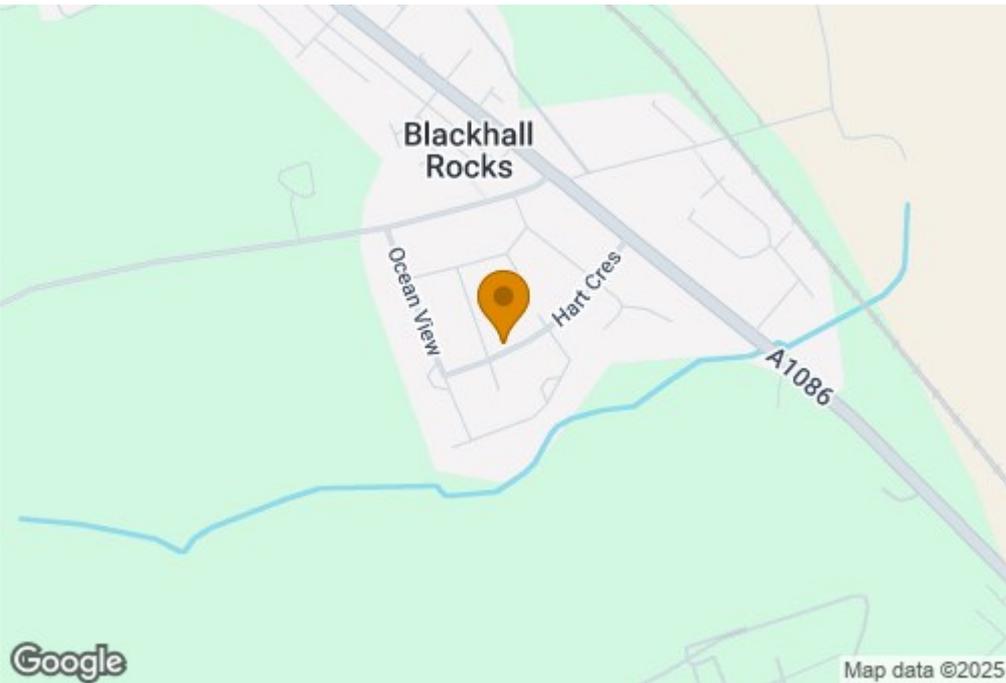


## NB 1

All services/appliances have not and will not be tested.

## NB 2

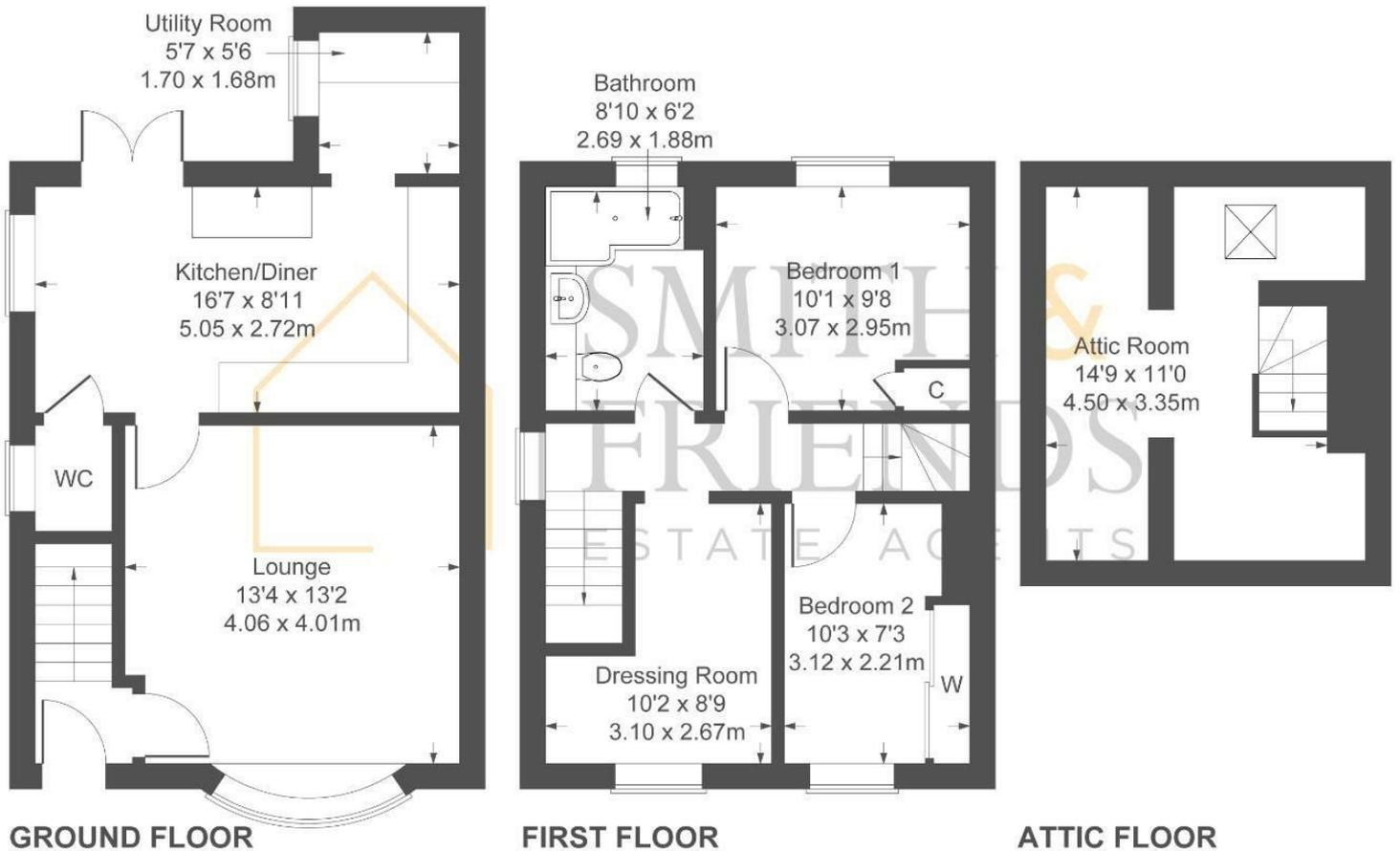
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	66
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Hart Crescent

Approximate Gross Internal Area  
980 sq ft - 91 sq m



Not to Scale. Produced by The Plan Portal 2025  
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.

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