



**Blakelock Gardens, TS25 5QW**  
**5 Bed - House - Detached**  
**£1,100 PCM**

**Council Tax Band: C**  
**EPC Rating: D**  
**Tenure: Freehold**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

**\*\* LONG TERM LET AVAILABLE \*\*** Rarely available for rent is this outstanding, self build five bedroom detached dormer house on an **UNFURNISHED BASIS**. The property provides extremely spacious living accommodation with the ground floor having a fantastic open plan space offering living, relaxing and dining areas. It has a floor to ceiling glazed wall which has double opening doors leading to the impressive reception hall. From the reception hall is an inner lobby which leads to a superb bathroom/WC and spacious kitchen/breakfast room which includes a built-in double oven, hob and extractor, plus an integrated fridge and freezer. Another pleasing feature of this home is its wide easy tread staircase which leads to the galleried landing. The first floor offers five bedrooms and a delightful bathroom/WC which includes a bath and separate shower cubicle. Externally, the property has a block paved area which could provide additional off street parking with a matching driveway via a remote controlled, double-width gate leading to the attached double garage with inspection pit. The enclosed rear garden has lawn and patio areas and enjoys a sunny aspect. The home is warmed by gas central heating via a condensing boiler and is double glazed. Woodburn Lodge occupies a pleasant position in Blakelock Gardens as it overlooks the Burn Valley Gardens.

**UNFURNISHED/NO SMOKERS OR PETS**

Please contact **Robinsons Tees Valley Hartlepool** to arrange a viewing (in association with **Smith & Friends**).

**REQUIRED EARNINGS:** Tenants £33,000pa; Guarantor, if required £39,600pa

**BOND** £1269.00



## GROUND FLOOR

### RECEPTION HALL

Hardwood entrance door, vaulted ceiling with Velux double glazed roof light, wide easy tread staircase to first floor with spindle balustrading and newel post, walk-in under stairs storage cupboard housing wall mounted gas fired central heating condensing boiler, feature beams to ceiling, door to inner lobby, glazed wall with double opening French doors to:

### FANTASTIC LOUNGE/DINING ROOM (through room)

36'4 x 20'6 (11.07m x 6.25m)

Three double glazed windows and a double glazed picture window giving plenty of natural light, two double radiators, feature beams, single inset spotlights to ceiling, uPVC double glazed 'tilt & turn' patio door to rear garden.

### INNER LOBBY

Single radiator, modern PVC panelling to ceiling with single inset spotlights.

### BATHROOM/WC

6'7 x 6'6 (2.01m x 1.98m)

Fitted with a three piece white suite comprising: panelled bath, pedestal wash hand basin, close coupled WC, attractive tiling to part walls, PVC panelling to ceiling with single inset spotlights, double glazed opaque window, single radiator.

### FITTED KITCHEN/BREAKFAST ROOM

14'9 x 10'6 (4.50m x 3.20m)

Fitted with an excellent range of base, wall and drawer units having solid wood doors, working surface incorporating inset one and a half single drainer stainless steel sink unit with mixer tap, built-in ceramic hob with built-in electric double oven below, canopy housing illuminated extractor fan above, integrated fridge with freezer below, space with plumbing for automatic washing machine (machine excluded), tiling to splashback, 'beech' style laminate flooring, single radiator, PVC panelling to ceiling with single inset spotlights, uPVC double glazed 'tilt & turn' patio door to rear garden.

### FIRST FLOOR

### 'L' SHAPED GALLERIED LANDING

Built-in storage cupboard with hot water cylinder, two single radiators, single inset spotlights to ceiling.

### BEDROOM 1

12'1 x 11'4 (3.68m x 3.45m)

Built-in mirror fronted sliding wardrobes to one wall with one door concealing an entrance to a useful store room, uPVC

double glazed window, double radiator, varnished wood panelling to ceiling with single inset spotlights. STORE ROOM: 6'9x6'10 (2.06m x 2.08m) (overall) Fitted coat hooks, wooden steps lead to a boarded loft area which has a Velux double glazed roof light.

### BEDROOM 2

18' x 8'11 (5.49m x 2.72m)

Two uPVC double glazed windows, single radiator, single inset spotlights to ceiling, varnished wood panelling to ceiling with single inset spotlights.

### BEDROOM 3

10'8 x 8'11 (3.25m x 2.72m)

Velux double glazed roof light, single radiator, varnished wood panelling to ceiling with single inset spotlights.

### BEDROOM 4

7'2 x 11'11 (2.18m x 3.63m)

Velux double glazed roof light, single radiator, varnished wood panelling to ceiling with single inset spotlight.

### BEDROOM 5

7'1 x 9'9 (2.16m x 2.97m)

Velux double glazed roof light, single radiator, varnished wood panelling to ceiling with single inset spotlight.

### BATHROOM/WC

6'3 x 6'6 (1.91m x 1.98m)

Fitted with a four piece white suite with matching white vanity units comprising: panelled bath, walk-in shower cubicle with space saving folding door and chrome mains shower fitting, long vanity area with inset wash hand basin, storage cupboards below, concealed WC, attractive tiling to splashback, double glazed opaque window, tiling to walls, PVC panelling to ceiling with single inset spotlights.

### OUTSIDE

The front garden is enclosed by a brick boundary wall accessed via a wrought iron gate. The front area is lawned and block paved which can be used for additional parking with a matching driveway which is accessed via remote controlled, double-width gate and leads to the attached double garage. The enclosed rear garden enjoys a good degree of privacy and has a southerly aspect which should be a sun trap in the summer months. It has a block paved patio with lawned area and pebbled border, gated access to side.

### ATTACHED DOUBLE GARAGE

20'11 x 16'6 (6.38m x 5.03m)

Remote controlled double width up and over door, power points and electric light fitting.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	76
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. 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.

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