



Hillside Close, Blackhall Colliery HARTLEPOOL TS27 4DJ

welcome to

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Occupying a quiet cul-de-sac position, is this 6 bedroom detached executive home which has been thoughtfully designed to combine practicality, accessibility and contemporary family living.

Entrance

Entered via UPVC double glazed door into the conservatory, personnel door leading to garage.

Conservatory

UPVC double glazed french doors to front with window panels on both sides, feature UPVC double glazed arch window to side, galleried landing, UPVC roofing, two radiators, tiled flooring, double wooden glass doors leading to inner hallway, double wooden glass doors leading to lounge.

Inner Hallway

Oak flooring, two radiators, under stairs storage cupboard, doors leading to all principle rooms, oak and glass staircase leading to first floor.

Lounge

UPVC double glazed bay window to front, UPVC double glazed window to side, two radiators, decorative coved cornicing, feature dual fuel 'Clock' log burner with tiled surround, wooden mantle and slate hearth, oak flooring.

Kitchen/Diner

UPVC double glazed French doors to rear, space for dining table, radiator, spotlights, door leading to lift, electric under floor heating, beautiful rang of cream gloss base units and corner wall bank with complimenting quartz working surfaces with matching splashback, stainless steel inset sink with grooved drainer on either side, mixer tap and hot water tap, plumbing and recess for integrated dishwasher, plumbing and recess for washing machine, wine fridge, peninsular island with seating, inset electric double oven and grill with warming draw, inset coffee machine, space for free standing American style fridge/freezer, feature downlights, five ring induction hob with stainless steel and glass

extractor over, door leading to pantry cupboard which has a UPVC double glazed window to rear, space for tumble dryer, radiator, under floor heating.

Bedroom 1

UPVC double glazed window to rear, radiator, laminate flooring.

Bedroom 2/ Play Room

Bright and airy, UPVC double glazed window to rear, UPVC double glazed window to side, laminate flooring.

Shower Room

UPVC double glazed window to side, ultra modern with tiled flooring and tiled walls, concealed wall mounted WC with concealed cistern, wall mounted wash hand basin with mixer tap, white wall mounted towel heated radiator, walk in shower with rainfall shower head and hand held attachment with glass shower screen and seat, feature mirror, spotlights.

Bedroom 3 / Study

UPVC double glazed window to side, radiator, laminate floor, two door built in storage cupboard. Currently set up as a study.

Wc

Wall mounted concealed cistern lo level low flush WC, two wall niches, wall mounted wash hand basin with mixer tap on vanity unit, black designer heated towel rail, spotlights, tiled flooring.

First Floor Landing

Engineered oak flooring, part galleried landing with oak and glass banister looking down to the conservatory, storage cupboard, spotlights, UPVC double glazed Dorma window to front, doors leading to all principal rooms.





Bedroom 4

Skylight window to front, engineered oak wood flooring, built in three door storage cupboards, radiator, spotlights.

Master Bedroom

Bespoke fitted wardrobes, engineered oak flooring, double wooden glass doors leading to landing and door leading to landing, skylight window to rear, built in dressing table and drawers, bespoke fitted wardrobe/dressing area with skylight window to rear, hidden doors leading to en-suite.

En-Suite

UPVC double glazed window to side, skylight window to rear, free standing bath with free standing mixer tap and hand held shower attachment, anthracite grey wall mounted towel heating radiator x2, feature wall niches, large walk in shower with seat, rainfall shower head and hand held shower attachment, extractor fan, spotlights, wall mounted concealed cistern WC, his and hers wash hand basins on floating vanity unit with storage beneath, free standing mixer taps, tiled flooring, part tiled walls.

Bedroom 6 / Gym

Multi-purpose room currently utilised as a gym, bright and airy, UPVC double glazed window to side, UPVC double glazed Dorma window to front, three radiators, built in storage in eaves, spotlights, door leading to lift access.

Double Garage

Power and lighting, electric up and over door, feature port hole window to front.

Front Garden

Extensive block paved driveway, wall and wrought iron fence enclosed, driveway leads to double garage, driveway also leading down the side of the property, outdoor tap, personnel door leading to

garage, shaped lawn area with mature planted borders, stoned bed sections, wooden gate giving access to rear.

Rear Garden

Landscaped with porcelain tiles, not directly overlooked, outdoor sockets, outdoor tap, mature planted borders, over two tiers, steps down to lawned section with feature patio, planted borders, water feature x2, pizza bbq outdoor kitchen area, ramped access going around the perimeter of the property.



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Hillside Close, Blackhall Colliery HARTLEPOOL

- ACCESSIBILITY FRIENDLY
- EXECUTIVE HOME
- VERSATILE LIVING
- DOUBLE GARAGE AND PARKING
- HIGH END FIXTURES AND FITTINGS THROUGHOUT

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£475,000



Total floor area 279.2 m² (3,005 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
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