



To buy

## 2 bed terraced house to buy in

East Street, Blackhall Colliery, Hartlepool,  
Durham, TS27 4HA

# £75,000

🛏 x 2 🚿 x 1 🚿 x 2

Tenure

Size

**Freehold**

**1023 sq ft / 95 sq m**

## Property features

- ✓ No onward chain
- ✓ Two large reception rooms
- ✓ Two spacious double bedrooms
- ✓ Rear kitchen extension
- ✓ EPC Rating C

Off Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Charming Two-Bedroom Terraced Home | No Chain | Sea Views | Extended Kitchen | Off-Street Parking | Loft Conversion Potential

Pattinson Estate Agents are delighted to present to the sales market this beautifully maintained two-bedroom terraced property, ideally situated within the peaceful and well-established coastal village of Blackhall Colliery, Hartlepool.

Offered with no onward chain, this impressive home is ready for immediate occupation and represents an ideal opportunity for first-time buyers, downsizers, or investors alike.

Internally, the property offers generous and well-balanced accommodation throughout. To the ground floor, there are two large reception rooms, both bright and spacious, providing versatile living and dining areas perfect for relaxing or entertaining guests.

To the rear, the property benefits from a kitchen extension, creating a practical and well-appointed space with additional room for modern family living.

To the first floor, the home boasts two large double bedrooms, each offering ample space for furnishings and storage. A well-maintained family bathroom completes the internal layout.

A standout feature of this property is the fully boarded loft space, complete with Velux windows to both sides, flooding the area with natural light. This versatile space offers excellent potential for conversion into a third bedroom (subject to the necessary planning permissions), making it an ideal option for growing families or those seeking additional living space.

Externally, the property continues to impress. To the front, the home enjoys pleasant sea views, adding to its coastal appeal. To the rear, a south-facing courtyard provides the perfect low-maintenance outdoor space to enjoy sunshine throughout the day. Further enhancing the property is double gated access, allowing for secure off-street parking—a highly desirable feature for this style of home.

The property has been immaculately maintained throughout, offering a true turnkey purchase for any buyer.

Situated within a friendly, community-focused area, the home benefits from close proximity to local amenities, transport links, and scenic coastal walks.

Early viewing is highly recommended to fully appreciate the space, condition, and future potential this fantastic home has to offer.

Contact Pattinson Estate Agents today to arrange your viewing.

Council Tax Band: A

Tenure: Freehold

Price: £75,000

Property Type: Terraced House

Build Size: 95 sq m

USPs: Garden, Chain free

Parking: Off Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Approx Gross Internal Area  
93 sq m / 998 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

East Street, Blackhall Colliery, Hartlepool, Durham, TS27 4HA

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

