



### 3 bed terraced house to buy in

Gray Avenue, Hesleden, Hartlepool,  
Durham, TS27 4PE

**£127,000**

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

### Property features

- ✓ NO ONWARD CHAIN
- ✓ Countryside Location
- ✓ Three Bedroom
- ✓ Large Garden
- ✓ EPC Rating D

Off Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are pleased to offer for sale this three bedroom property located on Gray Avenue, Blackhall Colliery. The property features stunning views in a countryside location and is offered with no onward chain. Ideally suited for a range of buyers including first time buyers, families or investors.

The accommodation briefly comprises: entrance porch leading to the hallway with stairs to the first floor, lounge with wood burning stove and French doors opening to the front garden, dining room to the rear, and a kitchen/diner fitted with a range of wall and base units and integrated appliances with access to the courtyard.

To the first floor are three bedrooms and a family bathroom fitted with a white suite including bath and separate shower cubicle. Externally, the property benefits from a front garden laid mainly to lawn with paved pathway and gated access.

Gray Avenue is located in the coastal village of Blackhall Colliery, County Durham. The area provides access to a range of local amenities including shops, schools and transport links to nearby towns such as Hartlepool and Peterlee. The nearby coastline and coastal paths are also within easy reach.

Council Tax Band: A

Tenure: Freehold

Price: £127,000

Property Type: Terraced House

USPs: Garden

Parking: Off Street, On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas, Solar

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good

## Porch

1.69m x 1.47m (5'6" x 4'9")

UPVC part glazed entrance door, double glazed window and carpet flooring.

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## Entrance Hallway

UPVC part glazed door, stairs leading to the first floor and carpet flooring.

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## Lounge

3.72m x 3.37m (12'2" x 11'0")

Double glazed window to the front aspect, gas central heating radiator, laminate flooring and wood burning stove. French doors provide access to the front garden.



## Lounge/Diner

4.77m x 2.47m (15'7" x 8'1")

Double glazed window to the rear aspect, gas central heating radiator and laminate flooring.



## Kitchen

2.22m x 3.19m (7'3" x 10'5")

Double glazed window to the side aspect and UPVC door providing access to the courtyard. Fitted with a range of wall and base units with granite work surfaces and granite upstand, inset sink and ceramic splashbacks. Integrated appliances include washing machine, dishwasher and fridge freezer. Electric integrated oven, four ring electric hob with extractor hood. Recessed lighting and laminate flooring. Boiler housed within the kitchen.



## First Floor Landing

Loft access and carpet flooring.

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## Bedroom One

2.97m x 3.18m (9'8" x 10'5")

Double glazed window to the front aspect, gas central heating radiator, built in storage and carpet flooring.



## Bedroom Two

2.44m x 2.80m (8'0" x 9'2")

Double glazed window to the rear aspect, gas central heating radiator and carpet flooring.



## Bedroom Three

2.25m x 1.88m (7'4" x 6'2")

Double glazed window to the rear aspect, gas central heating radiator and carpet flooring.



## Family Bathroom

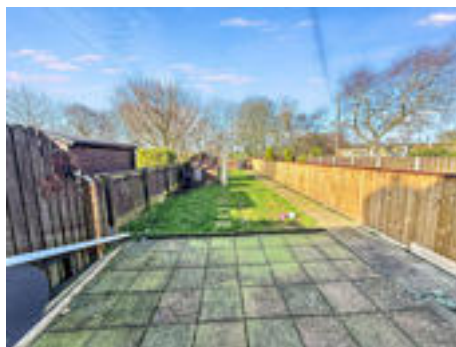
2.30m x 2.22m (7'6" x 7'3")

Double glazed window to the side aspect. Fitted with a white suite comprising low level WC, pedestal wash hand basin, bath and separate shower cubicle. Part tiled with half clad walls, extractor fan and gas central heating radiator.



## Front

Front garden mainly laid to lawn with paved pathway and gated access. The lawn is well maintained and provides outdoor space to the front of the property.

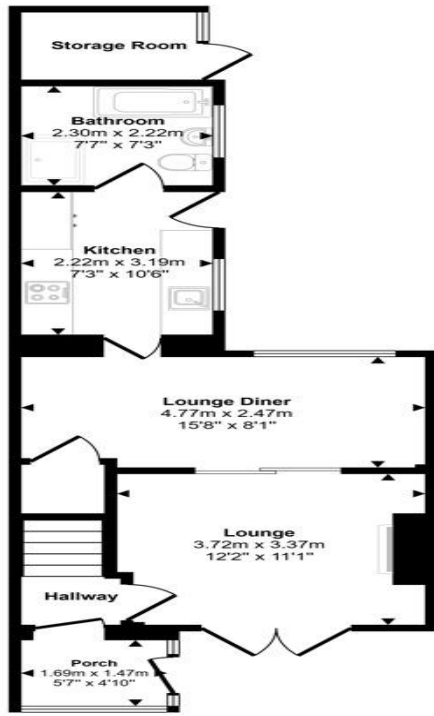


## Rear

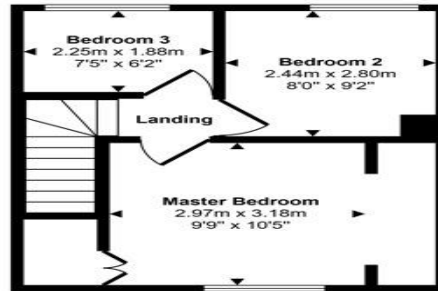
Yard with gated access to the rear lane.



Approx Gross Internal Area  
78 sq m / 838 sq ft



Ground Floor  
Approx 48 sq m / 518 sq ft



First Floor  
Approx 30 sq m / 320 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Gray Avenue, Hesleden, Hartlepool, Durham, TS27 4PE

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

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