



### 3 bed semi-detached house to buy in TS27

Sunshine Place, Blackhall Colliery, Hartlepool, Durham, TS27 4DP

# £174,995

 x 3  x 2  x 1

Tenure

Size

**Freehold**

**764 sq ft / 71 sq m**

### Property features

- ✓ Like new 3 bed semi-detached
- ✓ Sought-after Hardwicke Place
- ✓ Immaculate throughout
- ✓ NHBC warranty remaining
- ✓ EPC Rating B

Driveway & Garage parking

Garden

## Key Information

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

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

0191 5183521  
peterlee@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Beautifully Presented Three-Bedroom Semi-Detached Home | Hardwicke Place Estate, Blackhall Colliery

Welcome to this beautifully presented, like new three-bedroom semi-detached home, ideally positioned on the highly sought-after Gleeson Estate in Blackhall Colliery. Perfectly suited for families and first-time buyers alike, this property offers a wonderful balance of modern style, space, and comfort.

Only occupied since April 2024, the home is like new throughout, offering a fantastic opportunity to move straight in and enjoy contemporary living without the wait of a new build.

Step inside to discover a stylish, well-maintained interior, featuring a modern kitchen-diner—ideal for family meals and entertaining guests. The bright and inviting lounge opens out to a generous south-westerly facing garden, perfect for relaxing or enjoying sunny afternoons. A welcoming entrance hallway and convenient downstairs WC complete the ground floor accommodation.

To the first floor are three well-proportioned bedrooms and a modern family bathroom, providing flexible living options for growing families, guests, or a home office setup.

One of the standout features of this property is its open outlook to the front, overlooking scenic fields, offering a real sense of space and tranquillity. The larger-than-average rear garden provides excellent outdoor space for both relaxation and play, while a double driveway and garage deliver ample off-street parking and storage.

Located in a desirable, family-friendly area, this home also benefits from an active NHBC warranty, providing peace of mind for years to come. The beautiful nearby coastline is just a short distance away, perfect for scenic walks and weekend outings.

This like new home combines contemporary living with a welcoming community feel—early viewing is highly recommended.

Council Tax Band: B

Tenure: Freehold

Price: £174,995

Property Type: Semi-detached house

Build Size: 71 sq m

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

## External Front



## Entrance Hall



## Kitchen Diner

4.95m x 3.12m (16'2" x 10'2")



## Lounge

4.15m x 3.31m (13'7" x 10'10")



## Downstairs W/c

1.70m x 0.94m (5'6" x 3'1")



## FIRST FLOOR:

## Landing



## Bedroom One

4.15m x 2.50m (13'7" x 8'2")



## Bedroom Two

3.81m x 2.20m (12'6" x 7'2")



## Bedroom Three

2.76m x 1.86m (9'0" x 6'1")



## Family Bathroom



## External Rear

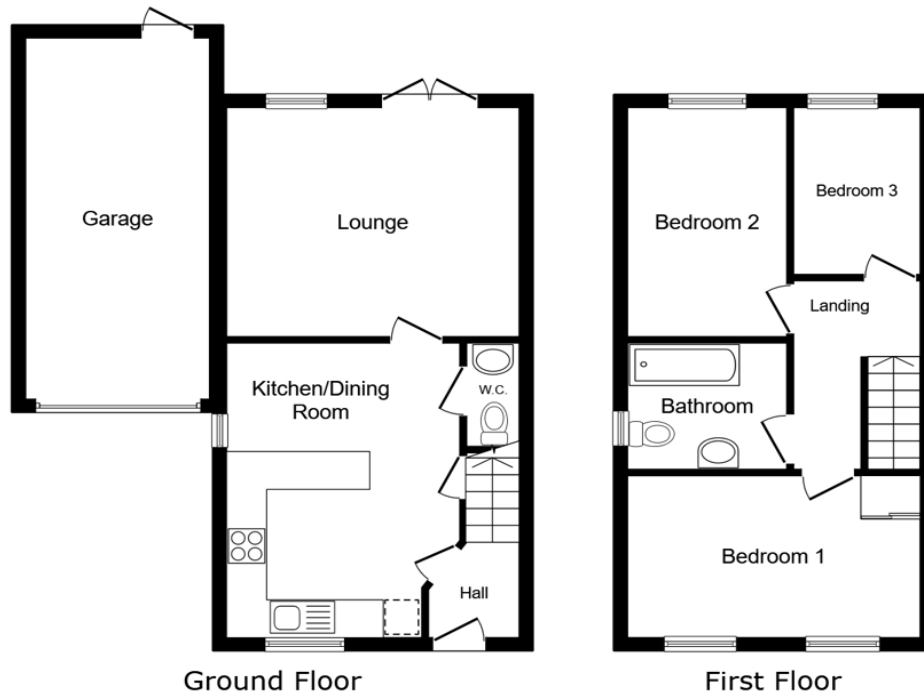


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## Garage & Drive

*5.18m x 2.75m (16'11" x 9'0")*





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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			96
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(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	

Sunshine Place, Blackhall Colliery, Hartlepool, Durham, TS27 4DP

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

**2 Yoden Way, Peterlee, County Durham, SR8 1BP, Tel: 0191 5183521, peterlee@pattinson.co.uk, www.pattinson.co.uk**

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