



To buy

## 2 bed bungalow to buy in TS27

Yoden Bungalows, Blackhall Colliery,  
Hartlepool, Durham, TS27 4NZ

# £115,000

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Bungalow
- ✓ Ready to move into
- ✓ No forward chain
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Claire Nasir  
Senior Manager  
Peterlee

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Buyer age requirement 55+

We are pleased to offer this delightful 2-bedroom bungalow located in the sought-after Yoden Bungalows development in Blackhall. This property offers easy single-level living with a warm, inviting atmosphere, perfect for those looking to downsize or enjoy a more manageable home. If you are seeking a peaceful retreat, this well-presented bungalow is an ideal choice.

Located in a peaceful, residential area, just a short distance from Blackhall's local amenities, including shops, schools, and transport links.

Close proximity to the stunning beaches of the North East coast and the picturesque countryside, offering excellent opportunities for outdoor activities and walks.

This wonderful home offers; Spacious open plan living with generously-sized reception/kitchen featuring a neutral color palette and plenty of natural light, creating a bright and welcoming space to relax or entertain guests. The kitchen section of the space is fitted with a range of modern units, partially integrated appliances, and ample counter space for meal preparation.

The master bedroom provides plenty of space for a double bed and storage, while the second bedroom offers flexibility for use as a guest room, home office, or hobby room.

With master bedroom & entry hall access, the well-appointed bathroom with contemporary fixtures, including a bath with overhead shower, WC, and wash basin. Neutral tiling and an efficient layout provide a calm and practical space.

To the rear of the home, the garden is designed for ease of maintenance, offering a pleasant outdoor area for relaxation with farmland views.

Allocated parking with further visitor bays provided within the complex.

Ready to move in, this home provides a fantastic opportunity for easy living in a quiet, desirable location. A viewing comes highly recommended.

Council Tax Band: A

Tenure: Freehold

Price: £115,000

Property Type: Bungalow

USPs: Garden

Parking: On Street

Heating: Gas



| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   | 76                         | 81        |
| (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<br>2002/91/EC |           |

Yoden Bungalows, Blackhall Colliery, Hartlepool, Durham, TS27 4NZ

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

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