



## 2 bed bungalow to buy in TS27

Lime Avenue, Blackhall Colliery,  
Hartlepool, Durham, TS27 4HX

# £175,000

 x 2  x 1  x 3

Tenure

Size

**Freehold**

**1076 sq ft / 100 sq m**

Driveway & Garage parking

Garden

## Property features

- ✓ Rarely available 2/3 bedroom semi-detached dormer bungalow
- ✓ Spacious and versatile
- ✓ Bright lounge with bay window
- ✓ Separate dining room
- ✓ EPC Rating D

## Key Information

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

## Arrange a viewing

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Senior Manager  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Rare to the Market | Spacious 2/3 Bedroom Semi-Detached Dormer Bungalow | Solar Panels | Larger Than Average Garage & Workshop | Driveway for Multiple Vehicles | Sought-After Coastal Village Location

Pattinson Estate Agents are delighted to welcome to the sales market this rarely available and deceptively spacious 2/3 bedroom semi-detached dormer bungalow, occupying a desirable position within the popular coastal village of Blackhall Colliery, Hartlepool. Offering flexible living accommodation, generous room sizes throughout, the added benefit of owned solar panels to help improve energy efficiency and reduce running costs, and a substantial garage/workshop, this well-maintained home presents an excellent opportunity for those looking to downsize without compromising on space, growing families, or buyers seeking a property with scope to personalise.

The accommodation begins with a welcoming entrance vestibule leading into a bright and spacious lounge, beautifully enhanced by a large bay window and attractive feature fireplace, creating a warm and inviting focal point. A separate dining room provides the perfect setting for family meals or entertaining guests, with Velux roof windows allowing an abundance of natural light to flood the room.

The fitted kitchen is well-appointed with a comprehensive range of wall and base units, contrasting work surfaces, ample space for appliances and windows to two elevations, creating a bright and practical workspace.

The ground floor also offers a generously proportioned principal bedroom, enjoying a large bay window overlooking the front garden. A further reception room benefits from French doors opening directly onto the rear garden and offers excellent versatility, easily serving as a second ground floor bedroom, additional reception room, garden room or home office to suit a variety of lifestyles. Completing the ground floor is a spacious family bathroom, fitted with a panelled bath, separate shower cubicle, wash hand basin and WC.

To the first floor is an impressive double bedroom extending across the dormer, featuring windows to both the front and rear elevations together with useful built-in storage. This versatile space would make an ideal guest suite, hobby room or additional living accommodation.

Externally, the property boasts an attractive double-fronted frontage with a neatly maintained lawn, mature planting and a generous driveway providing ample off-street parking for several vehicles. The driveway leads to an oversized garage/workshop, complete with a separate utility room and a useful first-floor storage area offering excellent potential for further development or conversion, subject to the necessary planning permissions and building regulations. To the rear, a fully enclosed, low-maintenance garden features patio and decked seating areas, established borders and a garden shed, creating a private outdoor space perfect for relaxing or entertaining.

Ideally positioned within easy reach of local shops, schools, public transport links and the stunning Durham Heritage Coast, including the beautiful beaches at Blackhall, this exceptional home combines coastal living with everyday convenience, while the inclusion of solar panels provides an attractive energy-efficient feature for modern-day living.

Rarely available to the market, early viewing is strongly recommended to fully appreciate the generous proportions, versatility, energy-efficient benefits and outstanding potential this superb dormer bungalow has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £175,000

Property Type: Bungalow

Build Size: 100 sq m

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Hallway



## Living Room

4.58m x 4.42m (15'0" x 14'6")



## Dining Room

4.46m x 2.86m (14'7" x 9'4")



## Kitchen

3.15m x 2.66m (10'4" x 8'8")



## Bathroom



## Bedroom 2

4.60m x 3.42m (15'1" x 11'2")



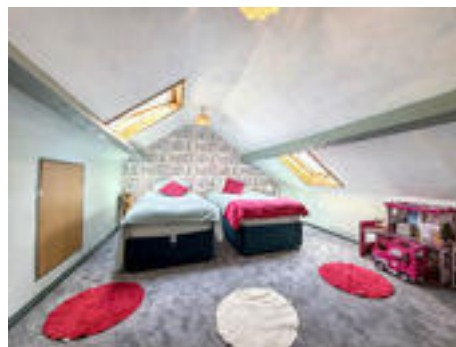
## Study / Bedroom 3

3.42m x 2.81m (11'2" x 9'2")



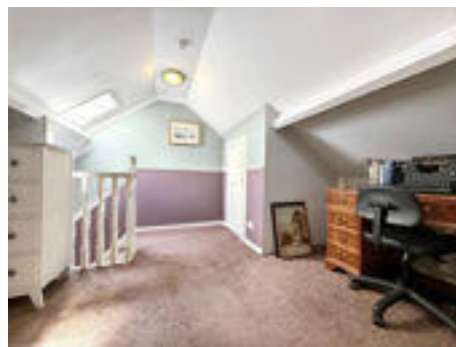
## Master Bedroom (1st Floor)

4.15m x 3.50m (13'7" x 11'5")



## First Floor Landing / Reception

4.17m x 3.44m (13'8" x 11'3")



## Garage

5.75m x 5.66m (18'10" x 18'6")



## Utility Area



## Garage - First Floor

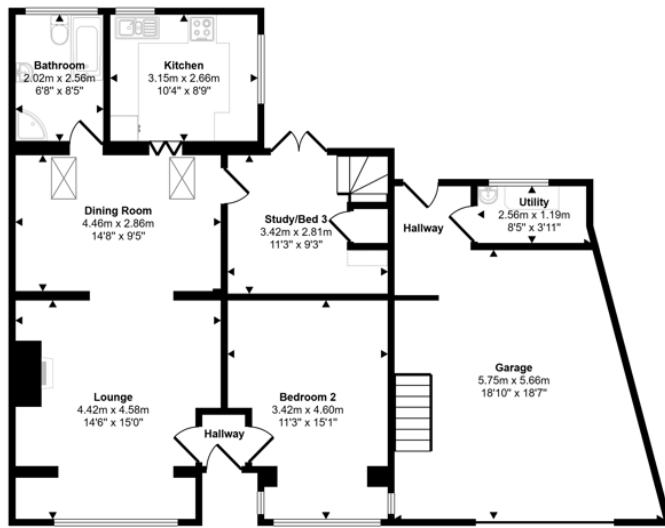
6.97m x 5.73m (22'10" x 18'9")



## External

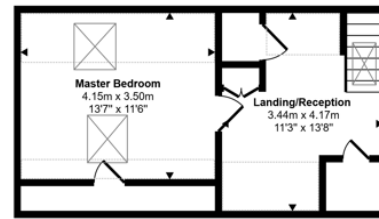


Approx Gross Internal Area  
176 sq m / 1898 sq ft

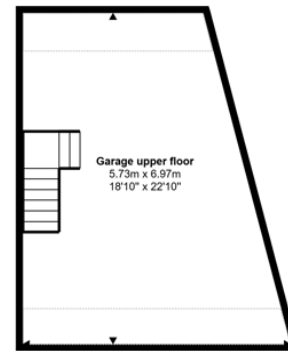


Ground Floor  
Approx 111 sq m / 1191 sq ft

Denotes head height below 1.5m



First Floor 1  
Approx 32 sq m / 348 sq ft



First Floor 2  
Approx 33 sq m / 360 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>                            |         | 82                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      |                         |
| (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 |

Lime Avenue, Blackhall Colliery, Hartlepool, Durham, TS27 4HX

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

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