



To buy

## 4 bed detached house to buy in

Hesleden Road, Blackhall Colliery,  
Hartlepool, Durham, TS27 4LH

# £340,000

🛏 x 4 🍽 x 3 🚿 x 3

Tenure

Size

**Freehold**

**2325 sq ft / 216 sq m**

## Property features

- ✓ Self-build 4-bed detached family
- ✓ Approx. 2325 sq ft
- ✓ 3 reception rooms
- ✓ Open-plan kitchen/dining
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

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

## Description

Fabulous Self-Build 4-Bedroom Detached Family Home – Sea & Rural Views – Much Improved – Large Plot – Double Garage – Rear Balcony to Bedroom 3

Pattinson Estate Agents are delighted to present this truly exceptional and much-loved four-bedroom detached family home, located in the highly sought-after area of Blackhall Colliery, Hartlepool. Originally constructed as a self-build in 1983, this impressive and substantial property offers approximately 2325 sq ft of total build size, beautifully maintained throughout and significantly upgraded by the current owners to an excellent standard.

Occupying a prime elevated position with stunning sea and rural views, the home sits on a generous plot featuring landscaped gardens, a double-width driveway, spacious double garage, multiple patio areas and a charming timber summerhouse—perfect for relaxing and entertaining in a peaceful outdoor setting.

Inside, you are welcomed by warm, inviting décor that immediately reflects the comfort and quality of this family residence. The spacious and versatile layout includes two generous reception rooms: a large main lounge ideal for everyday living, and a secondary family room or study offering valuable flexibility. The delightful garden room provides a bright and tranquil space with views over the rear gardens.

A added downstairs cloakroom/WC enhances everyday convenience, perfectly complementing the home's practical and family-friendly layout.

At the heart of the home is a beautifully refitted, contemporary kitchen, equipped with modern integrated appliances and extensive work surfaces. This flows seamlessly into the dining area, creating an ideal space for family meals and entertaining. A practical utility room offers valuable additional storage and laundry facilities.

The first floor features four well-proportioned double bedrooms, two of which benefit from modern en-suite shower rooms, providing excellent convenience for families or guests. Bedroom 3 now enjoys direct access to a superb rear balcony, offering elevated views across the gardens and surrounding landscape—an idyllic spot for morning coffee or quiet relaxation. The refitted family bathroom is finished to a high standard and includes underfloor heating for added comfort.

Externally, the property boasts meticulously landscaped gardens with established shrubs, lawns and generous patio areas, offering both privacy and tranquillity. The double driveway provides ample off-street parking and leads to the substantial double garage. Its elevated position ensures impressive views across both coastline and countryside.

Ideally situated in Blackhall Colliery, just a short distance from Hartlepool, the property enjoys easy access to local shops, amenities, schools, coastal walks and key transport routes—making it perfectly suited to families and commuting professionals.

This exceptional home combines space, style, considerate improvements and a truly enviable location. Early viewing is strongly recommended to fully appreciate everything this remarkable property has to offer.

For more information or to arrange a viewing, please contact Pattinson Estate Agents.

Council Tax Band: F

Tenure: Freehold

Price: £340,000

Property Type: Detached House

Build Size: 216 sq m

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## External Front



## Entrance Hall



## Lounge

6.61m x 4.64m (21'8" x 15'2")



## Kitchen Dining

6.56m x 6.24m (21'6" x 20'5")



## Garden Room

3.38m x 2.85m (11'1" x 9'4")



## Study

4.62m x 3.36m (15'1" x 11'0")



## Utility Room

3.82m x 1.88m (12'6" x 6'2")



## Downstairs WC



## FIRST FLOOR:

## Landing



## Bedroom One

5.34m x 3.60m (17'6" x 11'9")



## En-suite

2.66m x 1.92m (8'8" x 6'3")



## Bedroom two

3.75m x 3.72m (12'3" x 12'2")



## En-suite 2



## Bedroom three

3.80m x 3.65m (12'5" x 11'11")



## Bedroom four

3.78m x 2.95m (12'4" x 9'8")



## Family bathroom

2.82m x 2.69m (9'3" x 8'9")



---

## External Rear





**Ground Floor**  
Floor area 149.7 sq.m.

**First Floor**  
Floor area 93.2 sq.m.

Total floor area: 242.9 sq.m.

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(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	

Hesleden Road, Blackhall Colliery, Hartlepool, Durham, TS27 4LH

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

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.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.

