



Evergreen Park,Blackhall Colliery Hartlepool TS27 4DW

welcome to

Evergreen Park, Blackhall Colliery Hartlepool

Finished to the highest of standards with modern decor throughout, this exceptional two-bedroom detached park home offers stylish living with high-quality fixtures and fittings. Set within a peaceful and well-kept development surrounded by similar high-standard park homes.

Entrance Hall

Accessed via UPVC double glazed door to front, coved cornicing, spotlights, radiator, loft access which is boarded and has ladders.

Lounge

16' 9" (max) x 10' 9" (5.11m (max) x 3.28m)
Window to front and side, coved cornicing, spotlights, wall lights, 2 radiators.

Dining Room

6' 4" x 9' 8" (1.93m x 2.95m)
Window to rear, coved cornicing, "karndean" flooring, radiator.

Kitchen

7' 9" x 11' 6" (2.36m x 3.51m)
Window to side, wall and base units, 1.1/2 sink drainer unit with mixer tap, integral fridge, freezer and washer, built in oven with hob and hood, coved cornicing, spotlights, door to rear, radiator.

Bedroom 1

9' 5" (max) x 11' 9" (max) (2.87m (max) x 3.58m (max))
Bow bay window to rear, fitted furniture, walk in wardrobe/cupboard, coved cornicing, spotlights, radiator.

En Suite

Window to side, shower cubicle, low level low flush WC, vanity wash hand basin with mixer tap, spotlights, radiator.

Bedroom 2

8' 3" x 9' 2" (2.51m x 2.79m)
Box bow window to front, fitted wardrobes, coved cornicing, spotlights, radiator.

Bathroom

White suite, shower cubicle, low level low flush WC, vanity wash hand basin, chrome heated towel rail, window to front, coved cornicing, spotlights.

Externally Front

Driveway for 2 cars.

Rear Garden

Storage building, pebbled and patio, low maintenance.

Agents Note

Please note there is a monthly ground rent charge of £189.42.

Agent's Note

There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home.

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK (<https://url.uk.m.mimecastprotect.com/s/8VsGCnr5Rf7WkXAQUNiPTJRx1h?domain=gov.uk>)

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out





the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Evergreen Park, Blackhall Colliery Hartlepool

- 2 RECEPTION ROOMS
- MASTER BEDROOM WITH ENSUITE
- WELL MAINTAINED OUTSIDE SPACE
- OFF STREET PARKING FOR 2 CARS
- HIGH QUALITY FIXTURES AND FITTINGS

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£105,000



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

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Property Ref:
HAR120229 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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