



West Park,Hartlepool TS26 0DB

welcome to

West Park, Hartlepool

A rare opportunity to the market, this substantial four-bedroom detached residence is located in the highly regarded area of West Park and offers an exceptional amount of living space-perfect for growing families or those seeking versatility.

Entrance Hallway

Door to front, Storage cupboard, cloaks cupboard, staircase to first floor, alarm panel.

Wet Room

Low level low flush wc, chrome heated towel rail, mains shower, wash hand basin with mixer tap.

Study

10' 8" x 13' 3" (3.25m x 4.04m)

Window to front, radiator.

Lounge

19' 9" x 11' 9" (6.02m x 3.58m)

Window to front, coved cornicing, illuminated fireplace, two radiators, French doors to both the dining room and conservatory.

Dining Room

11' 6" x 12' 8" (3.51m x 3.86m)

French doors to conservatory, coved cornicing, radiator.

Reception Room 3/ Family Room

12' 6" x 11' 6" (3.81m x 3.51m)

French doors to rear, radiator, coved cornicing, door to garage.

Kitchen

12' 6" x 11' 6" (3.81m x 3.51m)

Fitted with a range of wall and base units with contrasting working surfaces and complimenting splashback tiling, integrated fridge/freezer and dishwasher, double oven , hob, microwave, 1 1/2 bowl sink/drainers unit with mixer tap, storage cupboard, breakfast bar, radiator.

Utility

12' 6" x 5' 8" (3.81m x 1.73m)

Fitted with a range of wall and base units with working surfaces, sink/ drainer unit, recess and plumbing for washing machine, window to rear, door to rear garden, radiator, recess for additional fridge/freezer.

Conservatory

19' 6" x 12' 6" (5.94m x 3.81m)

BI-folding doors to rear garden, wall lighting.

First Floor

Landing

Floor to ceiling window to front, loft access, two storage cupboards, coved cornicing, radiator.

Bedroom 1

12' 9" x 11' 9" (3.89m x 3.58m)

Window to rear, radiator, coved cornicing.

Walk In Dressing Room

11' 2" x 12' 6" (3.40m x 3.81m)

Built in wardrobes, coved cornicing, radiator, Juliet balcony.

Ensuite

Vanity wash hand basin, walk in shower cubicle, low level low flush wc, heated towel rail, spotlighting to ceiling, window to front, underfloor electric heating.

Bedroom 2

11' 5" x 9' 8" Max (3.48m x 2.95m Max)

Window to front, coved cornicing, built in wardrobes, radiator.





Bedroom 3

11' 5" x 9' 8" Max (3.48m x 2.95m Max)

Window to rear, built in wardrobes, coved cornicing, radiator.

Bedroom 4

10' 9" Max x 12' 7" Max (3.28m Max x 3.84m Max)

Window to rear, coved cornicing, built in wardrobes, radiator.

Family Bathroom

Window to side, low level low flush wc, vanity wash hand basin, bath with mixer tap and shower attachment, shower cubicle, radiator, spotlighting.

Externally

Front Garden

Large attractive well established garden, driveway for several cars.

West Facing Rear Garden

Private west facing mature garden which is well stocked and surrounded by mature trees and shrubbery, lawn area, patio area.

Garage

Electric roller shutter door, electric car charging point.

Agents Note

An added benefit is the generous income generated by the original solar panels, which are on an exceptionally favourable tariff. The current vendor reports an impressive annual return of between £1,500 and £2,000, making this not only an energy efficient feature but also a financially rewarding one, which are on an exceptionally favourable tariff until 2031.



view this property online mannersandharrison.co.uk/Property/HAR119452



welcome to

West Park, Hartlepool

- 5 RECEPTIONS ROOMS
- KITCHEN WITH UTILITY
- LARGE CONSERVATORY
- MASTER SUITE WITH DRESSING ROOM & ENSUITE
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£475,000



Ground Floor



First Floor

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

view this property online mannersandharrison.co.uk/Property/HAR119452



Property Ref:
HAR119452 - 0005

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.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk