



Coatham Drive, West Park, TS26 0AQ
3 Bed - Bungalow - Detached
Asking Price £275,000

Council Tax Band: E
EPC Rating: D
Tenure: Freehold

Coatham Drive West Park, TS26 0AQ

*****REDUCED*** NO CHAIN INVOLVED *** VACANT POSSESSION ***** A beautifully positioned detached bungalow occupying a generous corner position on Coatham Drive in a popular part of the West Park estate. The home offers spacious and **EXTENDED ACCOMMODATION** with **THREE BEDROOMS, TWO RECEPTION ROOMS** and sun room extension. An ideal purchase for those looking to downsize without compromising on space, with further benefits including gas central heating, uPVC double glazing, off street parking and garage. An internal viewing comes recommended to appreciate the potential on offer, with a layout that briefly comprises: inviting entrance hall, spacious dual aspect lounge with feature fire surround and gas fire, additional reception room ideal for use as a second sitting room or dining room, kitchen which leads through to the sun room extension, three good size bedrooms, the **MASTER BEDROOM WITH EN-SUITE SHOWER ROOM**, the remaining bedrooms being served by the bathroom which incorporates a four piece suite. Externally are well cared for surrounding gardens, alongside the garage and driveway. The property commands a prominent position and sides onto Valley Drive. **VIEWING RECOMMENDED.**











ENTRANCE HALL

A spacious entrance hall accessed via uPVC double glazed entrance door, with uPVC double glazed side screens, built-in double cloaks cupboard, single radiator, hatch to loft space. The LOFT SPACE is generous in size offering huge potential, with pull down access ladder, light and boards for storage.

DUAL ASPECT LOUNGE

17'11 x 13' (5.46m x 3.96m)

A generous lounge with uPVC double glazed windows to the front and side aspects, feature fire surround with inset gas fire, 'marble' style back and base, double radiator.

SECOND RECEPTION ROOM

12'10 x 10'10 (3.91m x 3.30m)

Offering a variety of uses, with uPVC double glazed window to the front aspect, brick fire surround with gas fire, double radiator.

SPACIOUS KITCHEN

17'9 x 8'6 (5.41m x 2.59m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric double oven with separate four ring gas hob and extractor hood over, tiling to splashback, recess for washing machine, space for free standing fridge/freezer, glass fronted display cabinets to eye level, built-in storage cupboard with gas central heating boiler, two uPVC double glazed windows, double radiator, uPVC double glazed door to the sun room extension.

SUN ROOM EXTENSION

11'4 x 10'1 (3.45m x 3.07m)

uPVC double glazed French doors to the rear, two uPVC double glazed windows, uPVC double glazed side access door, integral door to garage.

BEDROOM ONE

12'8 into wardrobes x 11' (3.86m into wardrobes x 3.35m)

Wall to wall mirror fronted wardrobes, uPVC double glazed window, single radiator, access to:

EN-SUITE SHOWER ROOM/WC

Fitted with a three piece suite comprising: shower with space saving folding door, corner wash hand basin with chrome mixer tap and vanity cabinet below, low level WC, attractive tiling to splashback, contrasting tiled flooring, uPVC double glazed window, convector radiator.

BEDROOM TWO

15'11 into wardrobes x 10'9 (4.85m into wardrobes x 3.28m)

A generous second bedroom with built-in wardrobes, bed recess, overhead storage space and bedside drawers, matching dressing area and additional drawers, uPVC double glazed window, single radiator.

BEDROOM THREE

10'8 x 7'9 (3.25m x 2.36m)

uPVC double glazed window, single radiator.

BATHROOM/WC

7'10 x 5'4 (2.39m x 1.63m)

Fitted with a four piece suite comprising: panelled bath with dual taps, corner shower cubicle, pedestal wash hand basin with dual taps, low level WC, tiling to walls, uPVC double glazed window, heated towel radiator.

OUTSIDE

The property occupies a generous corner position siding onto Valley Drive, with lawned gardens to the front and side. The enclosed rear and additional side area have been designed for low maintenance with pebbled and paved areas, whilst a useful timber storage shed and greenhouse are included.

GARAGE

16'11 x 8'5 (5.16m x 2.57m)

Accessed via an up and over door, integral door from the sun room extension, light, power points and overhead storage space.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Coatham Drive
 Approximate Gross Internal Area
 1537 sq ft - 143 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robersons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robersons Tees Valley staff may benefit from referral incentives relating to these services..

106 York Road, Hartlepool, TS26 9DE
 Tel: 01429 891100
 hartlepool@smith-and-friends.co.uk
 www.robersonsteesvalley.co.uk