



**\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\*** An attractively positioned two bedroom detached bungalow, set back on Valley Drive in a popular part of the West Park estate. The home offers spacious accommodation with well proportioned rooms, enhanced by a conservatory extension to the rear. With undoubted potential, the bungalow features gas central heating and double glazing. An internal viewing comes highly recommended, with a layout that briefly comprises: spacious entrance hall, generous dual aspect lounge with French doors to the garden, modern kitchen with gloss units and a range of integrated appliances. The hall provides further access to both bedrooms, the master with fitted wardrobes, they are served by a converted wet room with walk-in shower area. The conservatory extension completes the accommodation and allows a pleasant transition between the home and garden. Externally are beautifully stocked gardens to the front and rear, with a driveway in front of the garage providing useful off street parking. The garage is accessed via a remote controlled roller door to the front and personal door to the side. The enclosed rear garden incorporates lawn and patio areas which should prove to be low maintenance.

**Valley Drive, West Park, Hartlepool, TS26 0AT**

**2 Bedroom - Bungalow - Detached**

**£290,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: D**



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### ENTRANCE HALL

A spacious entrance hall which is accessed via double doors with double glazed inserts and matching side screens, useful cloaks cupboard with overhead storage space, coving to ceiling, double radiator, access to:

### DUAL ASPECT LOUNGE

**22'9" x 13' (6.93m x 3.96m)**

A generous dual aspect lounge offering a high degree of natural light with double glazed windows to both the front and rear aspects, matching double glazed French doors to the side, 'coal' effect electric fire, coving to ceiling, television point, wall lights, two double radiators.

### MODERN KITCHEN

**12'6" x 8'7" (3.81m x 2.62m)**

Fitted with a modern range of gloss units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces incorporating an inset one and a half bowl single drainer sink unit with chrome mixer tap, recess for cooker, with extractor hood over and tiling to splashback, integrated fridge and freezer, integrated dishwasher, concealed space with plumbing for washing machine, integrated microwave oven, glass fronted display cabinet to eye level, downlighting to eye-level units, double glazed window into the conservatory, double glazed door into the conservatory, 'tile' effect laminate flooring, useful storage cupboard with overhead storage space.

### CONSERVATORY EXTENSION

**18'1" x 7'7" (5.51m x 2.31m)**

Offering a pleasant transition between the home and garden via uPVC double glazed French doors, double glazed windows, modern laminate flooring, wall light, single radiator.

### BEDROOM ONE

**11'6" x 11' (3.51m x 3.35m)**

Double glazed window to the front aspect, fitted wardrobes with bed recess, matching bedside cabinet and overhead storage space, coving to ceiling, single radiator.

### BEDROOM TWO

**11'6" x 11' (3.51m x 3.35m)**

A good sized second bedroom with double glazed window into the conservatory, coving to ceiling, single radiator.

### WET ROOM/WC

**8'6" x 7'5" (2.59m x 2.26m)**

Fitted with a three piece suite comprising: walk-in shower area with Mira Advance shower, inset wash hand basin with chrome mixer tap and vanity cabinets below, concealed WC with matching back and vanity area above, tiling and panelling to splashback areas, extractor fan, double glazed window to the side aspect, heated towel radiator; hatch to boarded loft space accessed via a folding ladder with electric light.

### EXTERNALLY

The bungalow occupies a set back position with beautifully stocked gardens to both the front and rear, with a driveway providing useful off street parking, whilst leading to the attached garage. A gate to the side of the property leads through to the enclosed rear garden incorporating a lower patio area and raised lawn with well stocked planted border.



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**GARAGE**

17' x 9'5 (5.18m x 2.87m)

Accessed via remote controlled roller door to the front, personal door to the side, window to the rear aspect, wall mounted Baxi Duo Tec boiler.

**NB**

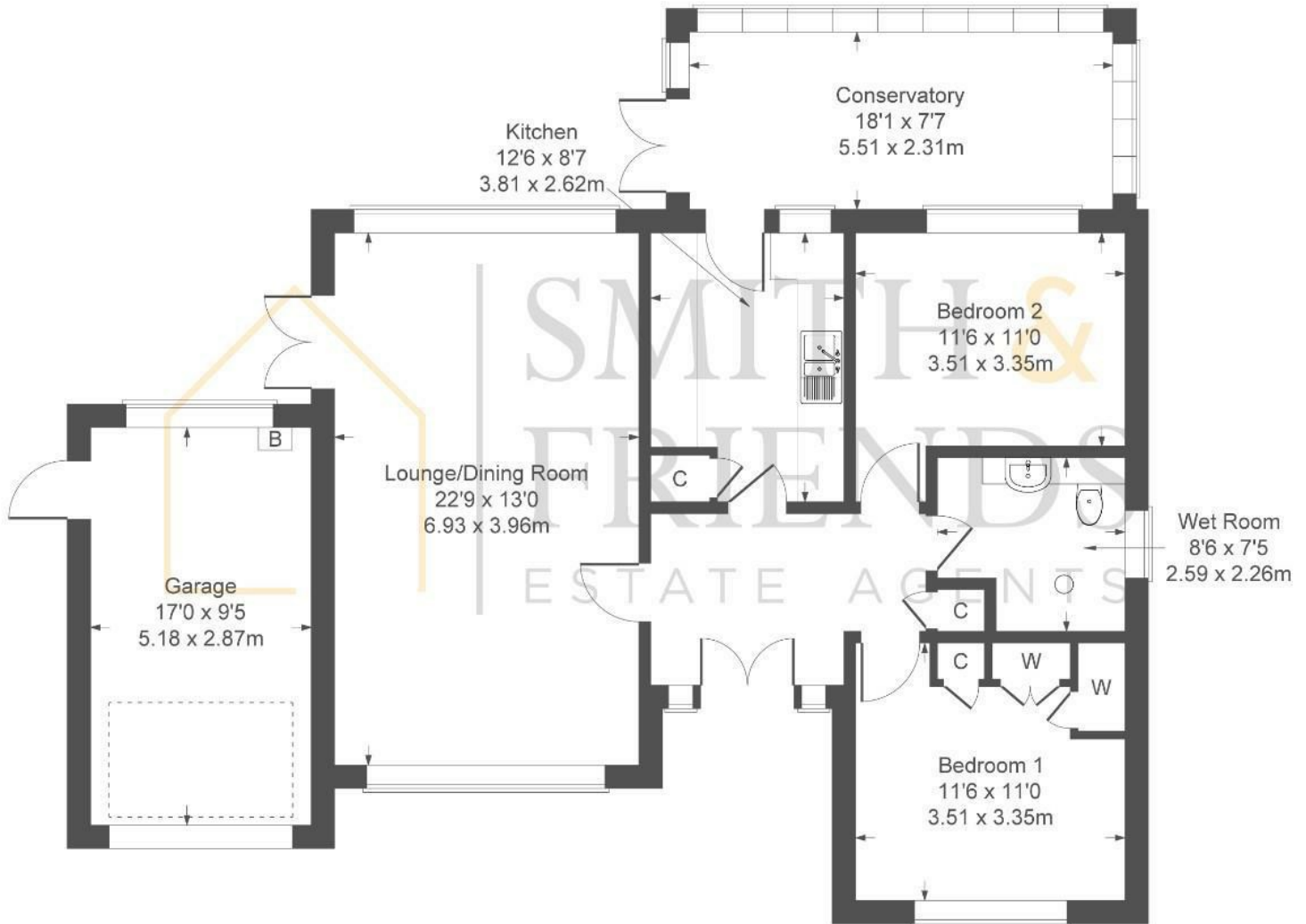
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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# Valley Drive

Approximate Gross Internal Area  
1132 sq ft - 105 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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