



The Vale, TS26 0AA
4 Bed - House - Detached
£460,000

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



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The Vale

Hartlepool TS26 0AA

*** VIEWING RECOMMENDED *** A unique and rare opportunity, we are pleased to offer for sale this architect designed FOUR BEDROOM detached residence. The home occupies a pleasant tucked back corner position on The Vale in a popular part of West Park, overlooking Tunstall Hall Lane at the rear. With a generous plot, gardens to three sides, double drive and double garage the home would be ideal for family requirements. An internal viewing comes highly recommended with a spacious and versatile layout incorporating multiple reception areas, two bathrooms and guest WC. Built in 1974 to an individual style with careful consideration for space whilst now featuring gas central heating with two boilers and uPVC double glazing throughout. An internal viewing comes highly recommended to appreciate the space on offer with a layout that briefly comprises; inviting entrance hall with turned stairs to the first floor, generous split level lounge into the dining room/sitting area, good size kitchen/breakfast room, large utility room and guest WC, addition reception room leading to a study/through room and rear lobby with integral door to the garage. To the first floor are four bedrooms, the split level master, measuring over 22ft with beautiful open views to the rear and access to a modern ensuite shower room. The remaining bedrooms are served by the family bathroom, incorporating a four piece suite. Externally is a low maintenance front with a double driveway and double garage. To the side and rear are established gardens with the rear garden backing onto Tunstall Hall Lane, allowing easy access to Summerhill Country Park.











GROUND FLOOR

ENTRANCE HALL

17'5 x 11'3 (5.31m x 3.43m)

Accessed via uPVC double glazed entrance door with matching side screens, turned stairs to the first floor, panelling to ceiling, double radiator, arched internal doors to;

INNER PASSAGE

Access to lounge and sitting/dining area, panelling to ceiling, single radiator.

FAMILY LOUNGE

22'2 x 17'7 (6.76m x 5.36m)

A generous family lounge with attractive views of the gardens via two uPVC double glazed windows, feature fire surround and fire, wall lights, two radiators, archway to;

SITTING/DINING AREA

11'5 x 11'4 (3.48m x 3.45m)

uPVC double glazed door with matching side screens to the rear, panelling to ceiling, wall lights, double radiator.

KITCHEN/BREAKFAST ROOM

19'4 x 11'4 (5.89m x 3.45m)

Fitted with a range of oak style units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink with mixer tap, built in double oven with separate gas hob and extractor over, tiled splashback, integrated fridge and freezer, corner shelving to eye level units, uPVC double glazed windows to the front and rear aspects, laminate flooring, sloping ceiling with panelling, double radiator.

UTILITY ROOM

14'3 x 7'1 (4.34m x 2.16m)

Fitted with a range of units for storage with contrasting work surface and inset stainless steel sink with mixer tap, recess with plumbing for washing machine, space for additional appliance, laminate flooring, part tiled walls, uPVC double glazed window to the rear, uPVC double glazed door to the garden.

GUEST WC

4'8 x 4'0 (1.42m x 1.22m)

Fitted with a two piece white suite comprising; wash hand basin with dual taps, low level, part tiled walls, uPVC double glazed window to the side, convector radiator.

SECOND RECEPTION ROOM

19'10 x 13'0 (6.05m x 3.96m)

A dual aspect room with uPVC double glazed bow window to the front aspect and additional uPVC double glazed window to the rear, fire surround with marble style back and base, gas fire, coving to ceiling, double radiator.

STUDY ROOM / THROUGH ROOM

8'3 x 5'3 (2.51m x 1.60m)

Previously used as study area with fitted shelving, uPVC double glazed window to the rear and single radiator.

REAR PASSAGE

7'0 x 5'3 (2.13m x 1.60m)

Built in storage, integral door to the double garage and door to the garden.

FIRST FLOOR

LANDING

Accessed via tuned stairs with two uPVC double glazed windows offering attractive views,

MASTER BEDROOM

22'3 x 14'4 (6.78m x 4.37m)

A generous master bedroom which features two uPVC double glazed windows again offering attractive views, built in storage cupboard/wardrobe, two double radiators. Access to an extensive attic space with ample storage and great potential is via bedroom one.

EN-SUITE SHOWER ROOM

8'5 x 6'5 (2.57m x 1.96m)

Fitted with a modern three piece suite and chrome fittings comprising; walk in shower with chrome overhead shower and separate attachment, pedestal wash hand basin with mixer tap, low level WC, attractive tiling to walls, vanity storage, uPVC double glazed window, radiator.

BEDROOM TWO

20'9 x 13'4 (6.32m x 4.06m)

A spacious second bedroom with features a large uPVC double glazed window to the rear and small uPVC double glazed window to the front, single radiator.

BEDROOM THREE

13'1 x 7'11 (3.99m x 2.41m)

uPVC double glazed window, single radiator.

BEDROOM FOUR

11'0 x 9'0 (3.35m x 2.74m)

uPVC double glazed window, mirrored wardrobes, single radiator.

FAMILY BATHROOM

9'2 x 8'7 (2.79m x 2.62m)

Fitted with a four piece suite and chrome fittings comprising; panelled bath with mixer tap, shower cubicle with chrome shower, pedestal wash hand basin with mixer tap, low level WC, tiled splashback, being full height to shower level, uPVC double glazed window, radiator.

EXTERNALLY

Set back on The Vale with beautiful open views to the rear over Tunstall Hall Lane and the fields beyond. The property features well stocked surrounding gardens with gated access to both sides. The generous rear and side garden feature lawned areas with planted border and fenced boundaries. A useful potting shed and greenhouse are included in the sale. A gate to the rear opens onto Tuntsall Hall Lane with access to Summerhill Country Park via public footpath.

DOUBLE GARAGE

19'10" x 17'10" (6.07 x 5.44)

Accessed via twin up and over doors to the front, integral door from the house, light, sockets and overhead space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

3165.01 ft²
294.04 m²

Reduced headroom

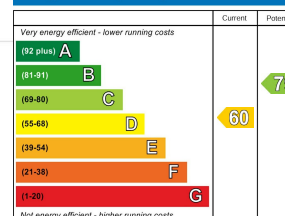
67.4 ft²
6.26 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Energy Efficiency Rating



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. Smith & Friends Estate Agents 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.

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