



**Parklands Way, West Park, TS26 0AR**  
**4 Bed - House - Detached**  
**£434,995**

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



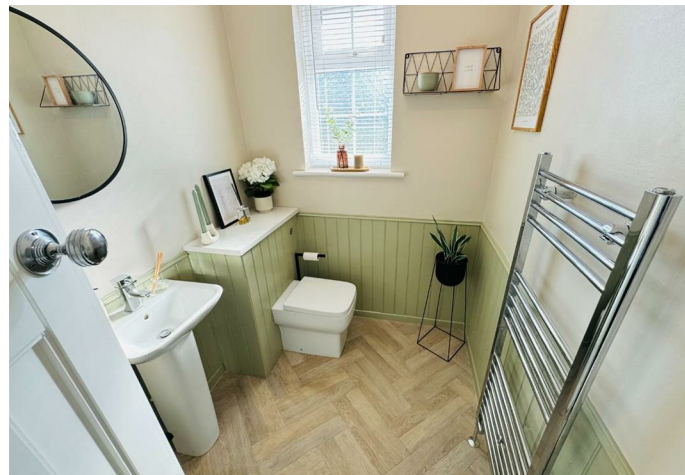
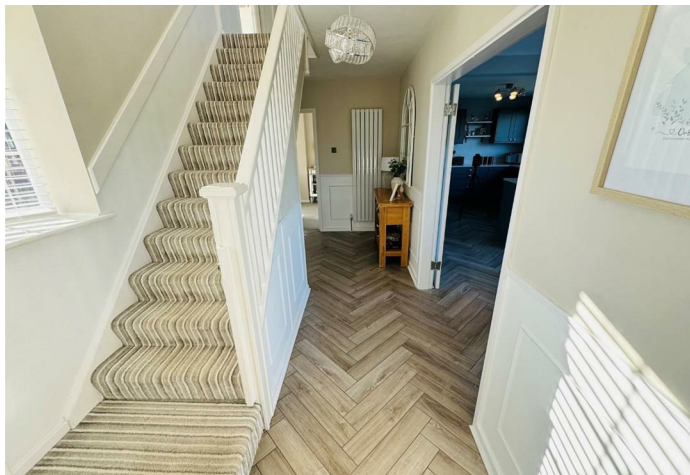
**SMITH &**  
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ESTATE AGENTS

## Parklands Way West Park, Hartlepool, TS26 0AR

\*\*\* REDUCED\*\*\* \*\*\* VIEWING RECOMMENDED \*\*\* A beautiful FOUR BEDROOM detached property occupying a prime corner position on Parklands Way in a prestigious part of West Park. The home offers spacious and well proportioned accommodation with TWO RECEPTION ROOMS and a superb open plan kitchen/diner. The home would make an ideal purchase for family requirements, with a large corner plot offering well cared for gardens to three sides, double drive and garage. The accommodation further features a modern refitted bathroom, useful guest cloakroom/WC, upgraded wiring, modern heating system and uPVC double glazing.

The full layout comprises: welcoming entrance hall with stairs to the first floor and access to a useful refitted guest cloakroom/WC, the dual aspect lounge includes an attractive feature fire surround, recessed 'log burner' style electric fire and French doors to the rear garden. A second sitting room offers an ideal place to relax, whilst the kitchen/diner is fitted with a beautiful range of units and features bi-fold doors to the rear garden. To the first floor are four good size bedrooms, with an impressive dual aspect master bedroom, they are served by the modern upgraded bathroom which incorporates a three piece white suite and chrome fittings.

Externally the property stands proud on the entrance into Egerton Road with predominantly lawned gardens to three sides. A double block paved driveway in front of the garage provides useful off street parking and leads to the detached garage. The enclosed rear garden is ideal for families, with a high degree of privacy and allows an enviable place for entertaining family and friends with lawn, large patio, well stocked planted borders and timber summerhouse included.











## GROUND FLOOR

### ENTRANCE HALL

A spacious and inviting entrance hall which is accessed via uPVC double glazed entrance door, fitted with modern laminate flooring, stairs to the first floor with fitted carpet and under stairs storage cupboard, uPVC double glazed feature bow window to the front aspect, modern panelled radiator.

### GUEST CLOAKROOM/WC

Upgraded with a modern two piece white suite and chrome fittings comprising: pedestal wash hand basin with chrome mixer tap, concealed WC with vanity area above, attractive panelling to walls, uPVC double glazed window to the front aspect, chrome heated towel radiator.

### DUAL ASPECT LOUNGE

13' x 8'11 (3.96m x 2.72m)

A spacious lounge enjoying a high degree of natural light with uPVC double glazed French doors to the rear garden, uPVC double glazed window to the front aspect, attractive feature fire surround with tiled recess and free standing 'log burner' style electric fire, storage and shelving to alcove, fitted carpet, convector radiator.

### ADDITIONAL SITTING ROOM

8'5 x 17' (2.57m x 5.18m)

Offering a variety of uses with uPVC double glazed windows to the front and side aspects, feature panelled wall, fitted carpet, convector radiator.

### KITCHEN/DINER

24'3 x 11'5 (7.39m x 3.48m)

### DINING AREA

Bi-fold doors to the rear garden, modern laminate flooring, wall mounted television point, convector radiator.

### KITCHEN AREA

Fitted with an impressive range of units to base and wall level with complementing quartz worktops and matching splashback, incorporating an inset sink with mixer tap over, recessed cooking range with extractor over, recess for large fridge/freezer, concealed space for washing machine, matching laminate flooring, uPVC double glazed window to the rear aspect, uPVC double glazed side door.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the front aspect, useful storage

cupboard, fitted carpet, hatch to loft space, modern panelled vertical radiator.

### BEDROOM ONE

13' x 18'9 (3.96m x 5.72m)

A generous dual aspect bedroom with uPVC double glazed windows to the front and rear, the rear enjoying a lovely view over the rear garden and distant roof top view, fitted carpet, panelled feature wall, convector radiator.

### BEDROOM TWO

11'1 x 11'4 (3.38m x 3.45m)

Built-in double wardrobe with over stairs storage, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

### BEDROOM THREE

10'11 x 11'5 (3.33m x 3.48m)

Built-in double wardrobe with over stairs storage, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

### BEDROOM FOUR

10'10 x 7'7 (3.30m x 2.31m)

uPVC double glazed window to the front aspect, built-in storage, fitted carpet, convector radiator.

### FAMILY BATHROOM/WC

7'10 x 7' (2.39m x 2.13m)

Upgraded with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap, shower over and separate attachment, protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching white gloss back and vanity area above, attractive panelling to walls, uPVC double glazed window, chrome heated towel radiator.

### EXTERNALLY

Externally are well cared for gardens to the three sides, double drive for useful off street parking and a detached single garage.

### DETACHED GARAGE

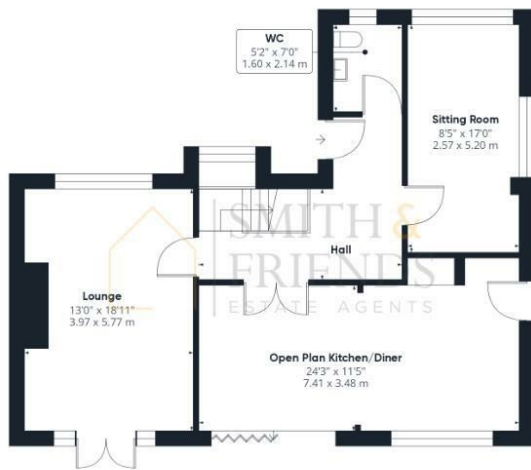
Accessed via up and over door to the front, lighting and sockets.

### NB

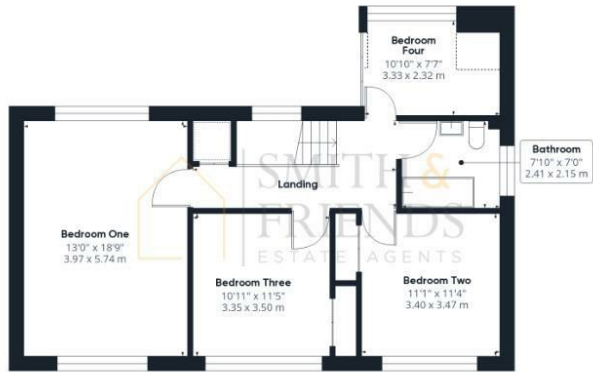
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1587.57 ft<sup>2</sup>

147.49 m<sup>2</sup>

**Reduced headroom**

10.12 ft<sup>2</sup>

0.94 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		51	
(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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