



Valley Drive, West Park, TS26 0AL
4 Bed - Bungalow - Dormer Detached
Or Nearest Offer £360,000

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



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ESTATE AGENTS

Valley Drive West Park, Hartlepool, TS26 0AL

**** REDUCED **** NO CHAIN INVOLVED *** IN NEED OF SOME MODERNISATION *** An impressive FOUR BEDROOM detached dormer bungalow occupying a generous and rarely available plot on Valley Drive in the prestigious West Park area of Hartlepool. The home occupies a beautiful set back position with a stream to the front, drive, DOUBLE GARAGE and generous rear garden. The EXTENDED ACCOMMODATION offers a versatile layout with large lounge, two ground floor bedrooms and a further two bedrooms to the first floor. An ideal purchase for those looking for the convenience of a bungalow with the space to accommodate family and friends. The home is warmed by gas central heating, features uPVC double glazing, alarm, protective shutters and has a solar panel included. The internal layout comprises: entrance hall with stairs to the first floor and access to the extended lounge measuring over 21ft x 20ft, with French doors into the rear garden and access into the dining room which links nicely with the kitchen. A useful utility room leads to the guest cloakroom/WC. There are two good size bedrooms to the ground floor, the master with shower area, whilst to the first floor are a further two spacious bedrooms and modern bathroom incorporating a three piece white suite and chrome fittings. Externally, the bungalow is set back from the stream, with a low maintenance front, block paved driveway leading to the double garage and offers a pleasant seating/patio area. The generous rear garden enjoys a fair degree of privacy with lawn and patio areas.









GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door with matching uPVC double glazed side screen, spindled staircase to the first floor with newel post and shelved under stairs storage cupboard, fitted carpet, coving to ceiling, two double radiators.

EXTENDED LIVING ROOM

21'7 x 18'4 (6.58m x 5.59m)

A generous extended family lounge which enjoys a high degree of natural light with uPVC double glazed French doors and matching side screens opening to the rear garden, further light is given from two uPVC double glazed windows, modern feature fire surround with inset 'coal' effect electric fire, fitted carpet, coving to ceiling, wall light, two double radiators.

DINING ROOM

11'11 x 11'10 (3.63m x 3.61m)

Ideally situated off the kitchen, whilst connecting to the lounge via double pine doors with glazed inserts and matching side screens, uPVC double glazed window looking out to the rear garden, fitted carpet, coving to ceiling, double radiator, breakfast bar area.

KITCHEN

11'9 x 8'9 (3.58m x 2.67m)

Fitted with a range of 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 sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, integrated fridge and freezer, integrated dishwasher, uPVC double glazed window, panelling and inset spotlighting to ceiling, vinyl flooring, door through to:

UTILITY ROOM

8'9 x 9'9 (2.67m x 2.97m)

Offering further space for appliances including plumbing for washing machine, fitted worktop with inset single drainer stainless steel sink unit, tiled splashback, eye-level units, useful storage cupboard with gas central heating boiler, door to the rear garden, double radiator, access to:

GROUND FLOOR CLOAKROOM/WC

6' x 2'11 (1.83m x 0.89m)

Fitted with a two piece suite comprising: pedestal wash hand basin with chrome mixer tap and tiled splashback, low level WC, uPVC double glazed window to the front aspect, 'tile' effect vinyl flooring, chrome heated towel radiator.

BEDROOM ONE (GROUND FLOOR)

11'2 x 9'9 (3.40m x 2.97m)

uPVC double glazed bow window to the front aspect, built-in wardrobes, fitted carpet, coving to ceiling, double radiator. **SHOWER AREA:** incorporating a two piece suite comprising: shower cubicle, inset wash hand basin with chrome mixer tap and vanity cabinet below, tiling and panelling to splashback areas, shaver point.

BEDROOM TWO (GROUND FLOOR)

10'2 x 8'5 (3.10m x 2.57m)

Mirror fronted sliding wardrobes, uPVC double glazed bow window to the front aspect, fitted carpet, coving to ceiling, single radiator.

FIRST FLOOR

LANDING

Large walk-in storage cupboard with light, additional airing cupboard, fitted carpet, coving to ceiling, access to:

BEDROOM THREE (FIRST FLOOR)

13'11 x 13'2 (4.24m x 4.01m)

uPVC double glazed window to the front aspect, useful eaves storage, fitted carpet, double radiator, hatch to loft space.

BEDROOM FOUR (FIRST FLOOR)

11'10 x 13'1 (3.61m x 3.99m)

uPVC double glazed window overlooking the rear garden, fitted wardrobes, fitted carpet, eaves storage, double radiator, hatch to loft space.

FAMILY BATHROOM/WC

7'5 x 5'4 (2.26m x 1.63m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with central chrome mixer tap and chrome shower over with separate attachment, protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive tiling to splashback, black 'sparkling granite' style tiled flooring, uPVC double glazed window to the side aspect, panelling and spotlighting to ceiling, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance, part lawned, part pebbled front, with a block paved driveway in front of the garage providing useful off street parking. There is a further enclosed south facing seating area to the front. A gate to the side of the property leads through to the generous enclosed rear garden which enjoys a good degree of privacy, with lawn, block paved patio, part pebbled border, established conifers and greenhouse included.

DOUBLE GARAGE

17' x 15'7 (5.18m x 4.75m)

Accessed via electric roller door to the front, uPVC double glazed window to the rear, uPVC door from the rear garden, light and power points.

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⁽¹⁾

1844.08 ft²
171.32 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	79
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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