



Carisbrooke Road, West Park, TS26 0AB
4 Bed - House - Semi-Detached
£470,000

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



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Carisbrooke Road

West Park Hartlepool TS26 0AB

*****REDUCED***** A most impressive period style semi-detached property, set back on Carisbrooke Road in a popular and rarely available part of the prestigious West Park estate. The home offers spacious, well proportioned and versatile accommodation, spread over three floors with four large bedrooms, three reception rooms, two en-suites and a modern upgraded family bathroom. An ideal purchase for family requirements with a large plot which measures 0.17 of an acre, affording ample off street parking, garage, external storage and a beautiful enclosed rear garden. The accommodation is complemented by a host of character features, whilst further benefiting from gas central heating, uPVC double glazing and security system. An internal viewing comes recommended to appreciate the combined space, position and location on offer.

The full layout comprises; entrance porch, through to a inviting entrance hall with beautiful stained glass window, stairs to the first floor and access to a useful guest cloakroom/WC. The home offers multiple reception rooms, currently used as a formal lounge, dining room and additional sitting room which enjoys views of the rear garden from a large bay whilst leading through to the kitchen and utility area. To the first floor are three large bedrooms, a modern family bathroom and sun room/seating area. The master bedroom benefits from an an en-suite shower room with bedroom four being located on the top floor with a useful en-suite wash room.

Externally the property is set back with a south facing front. The property is approached by a gravelled driveway which continues to the detached garage with attached storage room/workshop behind. The private enclosed rear garden enjoys a large lawn, ample patio/entertaining space and comes with a useful timber storage shed and pleasant corner summer house. Carisbrooke Road well situated within a short stroll of Ward Jackson Park and within the catchment for West Park Primary and High Tunstall College.









GROUND FLOOR

ENTRANCE PORCH

5' x 4'4 (1.52m x 1.32m)

Accessed via secure panelled entrance door to the front with attractive stained glass central panel and matching fanlight above, cloaks rack, high coved ceiling, matching internal door with side screen and fanlight above giving access to the entrance hall.

ENTRANCE HALL

21' x 8' (6.40m x 2.44m)

Beautiful ornate staircase to the first floor with small under stairs storage cupboard, stunning stained glass feature window to the side aspect, fitted carpet, deep coved ceiling, 'column' style radiator with additional double radiator, access to:

GUEST CLOAKROOM/WC

5' x 3' (1.52m x 0.91m)

Fitted with a two piece white suite comprising: pedestal wash hand basin with mixer tap, low level WC, uPVC double glazed frosted window to the side aspect, extractor fan, single radiator.

FRONT LOUNGE

15' x 15'8 (4.57m x 4.78m)

Large uPVC double glazed bay window overlooking the front garden, additional uPVC double glazed window to the side aspect, period fire surround with marble back and inset fire, fitted carpet, picture rail, deep coved ceiling, double radiator.

DINING ROOM

14'6 x 15'10 (4.42m x 4.83m)

uPVC double glazed access door from the front garden with side screens and fanlight above, fitted carpet, beautiful feature fire surround, picture rail, deep coved ceiling, double radiator.

REAR RECEPTION ROOM

13'4 x 22'1 (4.06m x 6.73m)

Ideally situated off the kitchen and a great place for entertaining family and friends, with a large uPVC double glazed bay to the rear aspect, attractive feature fire surround with inset gas fire, picture rail, fitted carpet, double radiator, additional convector radiator to bay, uPVC double glazed door to the rear garden.

KITCHEN/BREAKFAST ROOM

15' x 12'6 (4.57m x 3.81m)

Fitted with a modern range of black gloss 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 unit with mixer tap, recess with free standing cooking range included, extractor hood over, tiling to splashback, two integrated fridges, two integrated freezers, integrated dishwasher, breakfast bar area, two uPVC double glazed windows looking out to the rear garden, tiled flooring, inset spotlighting to ceiling, access to:

UTILITY ROOM

5' x 8'6 (1.52m x 2.59m)

Fitted worktop with space below for appliances including plumbing for washing machine and space for tumble dryer, inset single drainer stainless steel sink unit with mixer tap and shower attachment, Ideal Exclusive gas central heating boiler, tiled splashback, tiled flooring, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear garden.

FIRST FLOOR

LANDING

Ornate staircase continuing to the second floor, fitted carpet, double radiator, archway into the sunroom/seating area.

SUNROOM/SEATING AREA

4'11 x 16'4 (1.50m x 4.98m)

Offering a variety of uses, whilst enjoying views of the front and rear elevations.

BEDROOM ONE

13'3 x 12'10 (4.04m x 3.91m)

uPVC double glazed window overlooking the rear garden, fitted carpet, feature fire surround with electric fire, built-in storage to alcove with overhead storage space, picture rail, double radiator, access to:

EN-SUITE SHOWER ROOM/WC

5'2 x 9'1 (1.57m x 2.77m)

Fitted with a modern three piece suite comprising: double shower with chrome frame, glass panelled sliding door and chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to shower splashback, uPVC double glazed frosted window to the rear aspect, fitted carpet, inset spotlighting to ceiling, heated towel radiator.

BEDROOM TWO

13'10 x 16' (4.22m x 4.88m)

Large uPVC double glazed bay window overlooking the front garden, additional uPVC double glazed window to the side aspect, built-in storage to alcove, feature fire surround, picture rail, double radiator.

BEDROOM THREE

13'4 x 15'10 (4.06m x 4.83m)

Built-in storage cupboard to alcove with overhead storage space, uPVC double glazed window to the front aspect, fitted carpet, picture rail, double radiator.

FAMILY BATHROOM/WC

9'4 x 9'2 (2.84m x 2.79m)

Fitted with a modern four piece suite comprising: sunken bath with tiled surround and mixer tap, corner shower cubicle with chrome frame, twin glass panelled sliding doors and chrome overhead shower with separate attachment, inset vanity style wash hand basin with central mixer tap and white gloss cabinets below, concealed WC with matching back and vanity area above, attractive tiling to walls, inset spotlighting and extractor to ceiling, fitted carpet, uPVC double glazed frosted window to the side aspect, tall chrome heated towel radiator.

SECOND FLOOR LANDING

Eaves storage, double glazed 'Velux' style window, fitted carpet, access to:

BEDROOM FOUR

13'1 x 12'10 (3.99m x 3.91m)

Eaves storage, two double glazed 'Velux' style windows to the rear aspect, fitted carpet, double radiator, access to:

EN-SUITE WASHROOM/WC

10' x 4'11 (3.05m x 1.50m)

Fitted with a two piece suite comprising: wash hand basin with dual taps, low level WC, fitted carpet, heated towel radiator, eaves storage.

EXTERNALLY

Set back from the road with a mature front garden, established border, privacy hedge and boundary wall. The gravelled driveway allows ample off street parking and continues to the detached garage. A gate leads through to the enclosed rear garden enjoying a high degree of privacy, whilst incorporating a pleasant lawn, patio areas, part fence and part brick boundary, with a useful timber storage shed and corner summerhouse included.

GARAGE & STORAGE ROOM

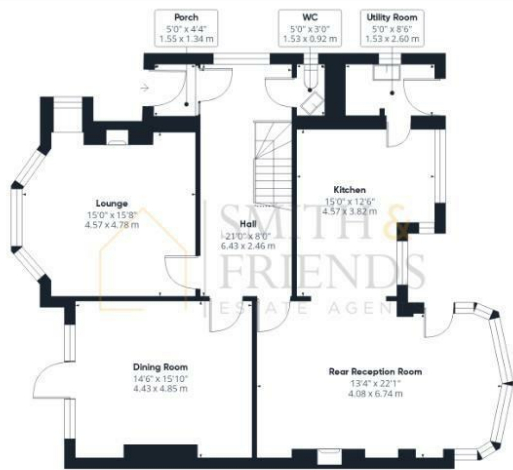
8'6 x 17'2 & 8'5 x 5'9 (2.59m x 5.23m & 2.57m x 1.75m)

Up and over access door to the front, personal door from the garden, lighting and sockets. STORAGE ROOM: personal door from the rear garden.

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 Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2535 ft²

235.4 m²

Reduced headroom

69 ft²

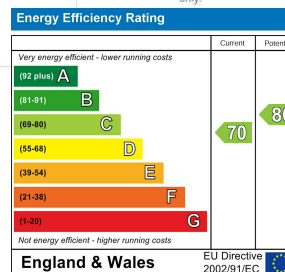
6.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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. 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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