



**Four Winds Court, West Park, TS26 0LP**  
**2 Bed - Maisonette**  
**£175,000**

**EPC Rating: C**  
**Tenure: Leasehold**  
**Council Tax Band: D**



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# Four Winds Court

## West Park Hartlepool TS26 0LP

An impressive two bedroom upper floor apartment offering deceptively spacious accommodation spread over two floors. The apartments on Four Winds Court are nestled within the prestigious West Park area of Hartlepool close to Ward Jackson Park, with the benefit of gated security. An ideal purchase for those looking to downsize to a quiet and conveniently located area close to amenities and transport links. The property comes with its own balcony and garage, whilst the owners have full use of the attractive and well maintained communal gardens. In brief the internal layout comprises: private entrance with stairs leading up to the apartment, the first floor landing gives access to a modern guest cloakroom/WC and generous open plan lounge/dining room featuring a fire surround and patio doors to the balcony. The kitchen is fitted with a range of units to base and wall level with a built-in double oven, hob and extractor. The second floor landing gives access to two bedrooms, both with built-in wardrobes, they are served by the modern bathroom which incorporates a three piece suite and chrome fittings. The accommodation is warmed by gas central heating and features uPVC double glazing. VIEWING RECOMMENDED.



















## GROUND FLOOR

### ENTRANCE

Accessed via uPVC double glazed entrance door, attractive 'marble' style tiled floor, useful cloaks cupboard with white gloss doors, stairs to the first floor with fitted carpet, coving, single radiator.

### FIRST FLOOR LANDING

Attractive 'marble' style tiled floor, turned stairs to the second floor with fitted carpet, coving, convector radiator.

### GUEST CLOAKROOM/WC

8'9 x 3'1 (2.67m x 0.94m)

Fitted with a modern two piece white suite and chrome fittings comprising: inset wash hand basin with mixer tap and vanity cabinet below, close coupled WC, attractive 'marble' style tiled floor, tiled splashback, uPVC double glazed window, chrome heated towel radiator.

### OPEN PLAN LOUNGE & DINING ROOM

18'7 x 16'4 (5.66m x 4.98m )

A spacious lounge and dining room with feature fire surround and electric fire, modern laminate flooring, uPVC double glazed window, double glazed patio doors to the balcony, coving, two double radiators.

### KITCHEN

9'7 x 7'10 (2.92m x 2.39m)

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset single drainer sink with mixer tap, built-in double oven with four ring electric hob above and extractor over, tiled splashback, integrated fridge and separate freezer, recess for washer/drier (included), Main Eco Compact boiler, laminate flooring, uPVC double glazed window, coving and spotlights.

### SECOND FLOOR LANDING

Double storage cupboard, fitted carpet, hatch to loft space, coving and spotlighting, access to both bedrooms and bathroom.

### BEDROOM ONE

13'2 x 10'6 (4.01m x 3.20m)

Fitted wardrobe with sliding doors, uPVC double glazed 'dormer' style window, fitted carpet, single radiator.

### BEDROOM TWO

13'2 x 7'10 (4.01m x 2.39m)

Fitted wardrobe with mirror fronted sliding doors, uPVC double glazed 'dormer' style window, fitted carpet, coving, single radiator.

### BATHROOM/WC

7'1 x 6'9 (2.16m x 2.06m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with dual taps and shower over, inset wash hand basin with mixer tap and white gloss cabinet below, concealed WC with matching back and vanity area above, tiled splashback, extractor fan, inset spotlights.

### EXTERNALLY

Residents have use of the beautiful communal gardens and parking bays. Four Winds Court is accessed via secure remote controlled gates.

### GARAGE

Located in a block separate to the apartments with up and over access door.

### NB 1

The property is of leasehold tenure and has a yearly maintenance charge.

### NB 2

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.



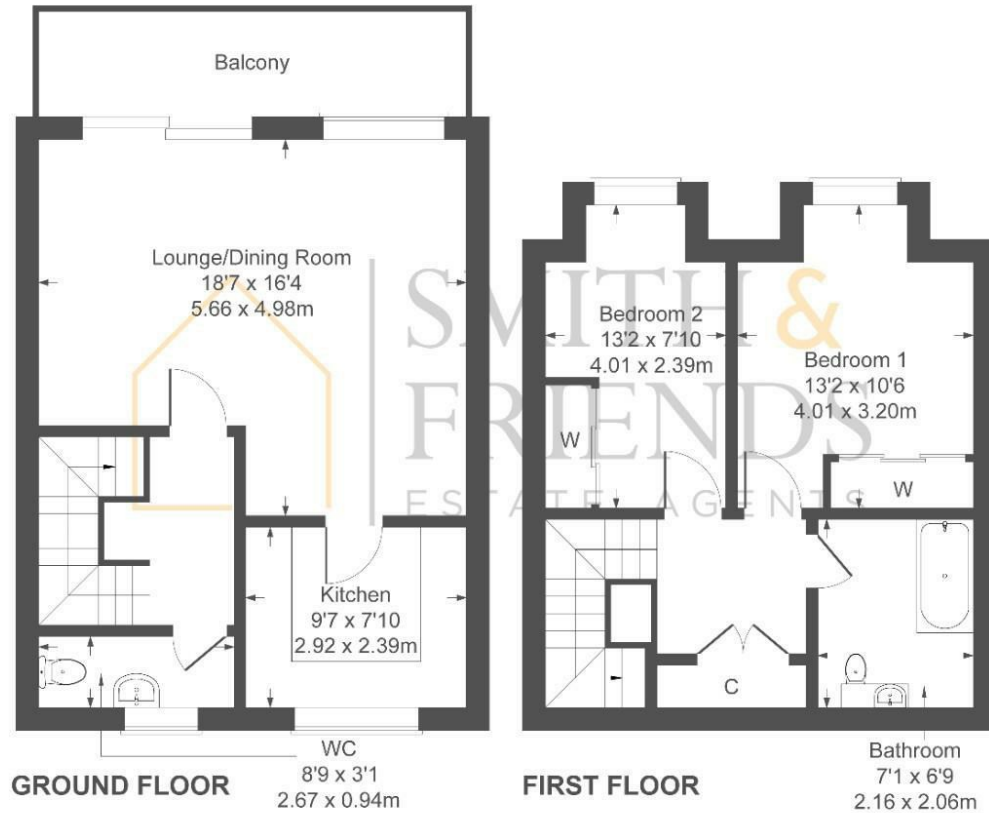






# Four Winds Court

Approximate Gross Internal Area  
840 sq ft - 78 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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