



## 16 Coniscliffe Road

West Park, Hartlepool, TS26 0BS

**£318,500**



A Versatile Property Which Is Unique Both Inside & Out, Certain To Impress! This 'Self Built' Home Is One Of A Kind & Could Be Re-Designed In So Many Ways To Suit, Subject To Planning Permission.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!





**Location:**  
From Elwick Road, Turn Onto Coniscliffe Road, The Property Is Located On The Right Hand Side.

West Park Primary School - 2 Minute Walk  
Catcote Academy - 3 Minute Drive, 20 Minute Walk  
Ward Jackson Park, lake & Cafe - 10 Minute Walk  
High Tunstall College of Science - 9 Minute Walk  
Burn Valley Gardens/Park - 4 Minute Drive  
Hartlepool Train Station - 7 Minute Drive

Distance Times Estimated Using Google Maps.

**Entrance Hall**  
16'6" x 11'8" (5.03m x 3.56m)  
Entered Via UPVC Double Glazed Door, V Shaped UPVC Double Glazed Windows To Front, Tiled Flooring, Radiator To Side, Understairs Storage Cupboard, Velux Windows To Front, Spotlighting, Stairs Leading To:-

**Mini Landing**  
Access To Atrium, Lounge And Downstairs WC.

**W.C**  
Low level low flush WC, pedestal wash hand basin, tiled style flooring.

**Living Room**  
18'6" (excluding the v) x 15'7" (maximum) (5.66m (excluding the v) x 4.75m (maximum))  
V Shaped UPVC Double Glazed Full Length Windows To Front, Gas Fireplace, Coved Cornicing, 2 Radiators To Front, TV Points, Carpeted Flooring, Partition Leading To:-

**Dining Area**  
UPVC Double Glazed Windows To Side, Radiator To Rear, Carpeted Flooring, Coved Cornicing, Open Doorway Leading To:-

**Atrium**  
15'8" x 10'9" (4.78m x 3.28m )  
4 UPVC Double Glazed Windows To Side, This Grand Open Space Is Cleverly Overlooked By The Gallery Landing And Spans The Whole Height Of The Property. There Is A Fire With Marble Style Hearth And Insert With Wooden Surround/Mantle, Wall Lighting, Spot Lighting, Fan Light, Radiator To Rear, Telephone Point, Open Doorway Leading To:-

**Kitchen/Breakfast Room**  
Fitted Kitchen With A Range Of Wooden Wall And Base Units With Tiled Contrasting Work Surfaces, Free Standing Oven With Hob With Cooker Hood Over, 2 Sink Drainers With Mixer Taps Made Of Asterite, Part White Tiling, Wall Lighting, Plumbing For Washing Machine, Space For Dryer, Space For Fridge/Freezer, Tile Style Flooring, Vaillant Wall Mounted Eco Fit Combi Boiler Housed In A Cupboard, High Radiator To Side, 3 Velux Double Glazed Windows To Rear, White Roll Top Breakfast Bar/Work Bench, UPVC Double Glazed Door Leading To Rear Garden, Door Leading To:-

**Master Bedroom**  
13'1" x 13'1" (increasing to 15'2" into recess) (3.99m x 3.99m (increasing to 4.62m into recess))  
UPVC Double Glazed Windows To Rear, Radiator To Side, Carpeted Flooring, Coved Cornicing, Wall Lighting, Access To 2 Separate Walk In Wardrobes (Mr And Mrs) And 2 Separate (Mr And Mrs) En Suites.

**Walk In Closet**  
Fitted Mirrored Sliding Wardrobes, Leading To The En-Suite :-

**En-Suite Shower Room**  
3 Piece White Suite Comprising:- Tiled Shower Cubicle, Low Level Low Flush WC, Wash Hand Basin, Extractor Fan, Tile Effect Flooring, Heater To Side, Part Neutral Tiling.

**Office/Dressing Area**  
UPVC Double Glazed Window, Opening Through To The Snug.

**Snug**  
UPVC Double Glazed Window.

**Galley Landing**  
Wall Lighting, Access To:-

**Bedroom Two**  
12'11" x 10'5" (increasing to 13'8" into recess) (3.94m x 3.18m (increasing to 4.17m into recess))  
UPVC Double Glazed Windows To Front, Carpeted Flooring, Wall Lighting, Radiator To Rear.

**Bedroom Three**  
12'11" x 9'3" (excluding recess) (3.94m x 2.82m (excluding recess))  
Double Glazed Velux Window To Rear, Wall Lighting, Carpeted Flooring, Heater To Front.

**Guest Bathroom**  
3 Piece Suite Comprising:- Panelled Bath With Mixer Tap With Shower Attachment Over Bath, Low Level Low Flush WC, His And Hers Wash Hand Basins Built Into A Vanity Storage Unit, Extractor Fan, Tile Style Flooring, Shaver Point Wall Mounted Into Light, Heated Towel Rail To Rear, Part Neutral Tiling.

**Front Aspect**  
Block Paved Drive For Several Cars, Steps Up To Pathway Leading To Front Door, Lawn Areas, Mature Shrubbery, Trees, Ample Amounts Of Outside Front Space Across All Tiers Of This Split Level Garden, Side Access.

**Rear Aspect**  
Triple Tier Lawn, Which Is Completely Enclosed With The Back Of The Garden Facing School Fields, Side Access With A Canopy Which Could Be Used As Storage, Partial Paved Flooring.

**Energy Efficiency Rating: D**  
The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: F**  
Council Tax Estimate £3,173

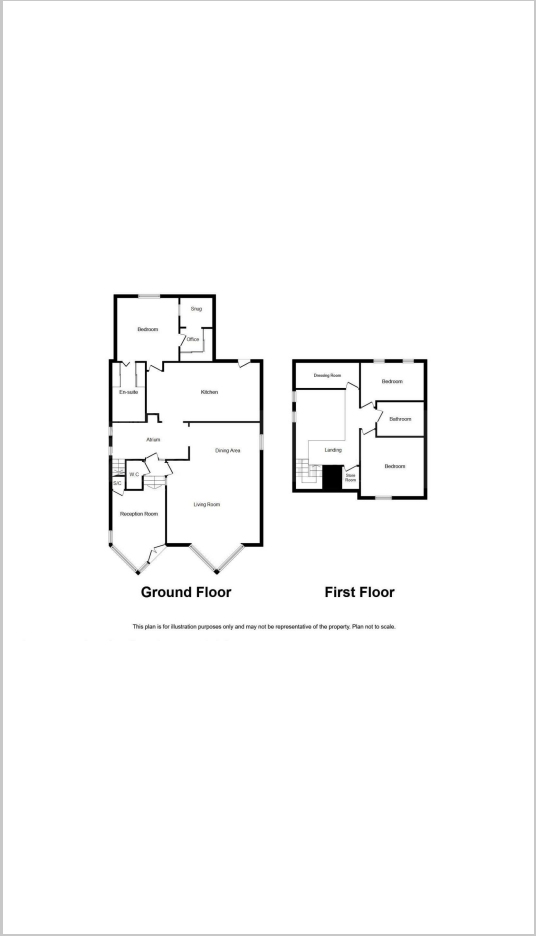
**Year Built:**  
Approximately 1983-1990

**Disclaimer:**  
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No

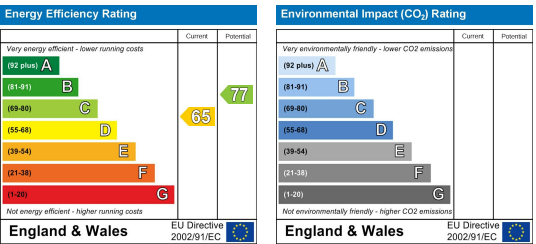
Area Map



Floor Plans



Energy Efficiency Graph



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