



**Hylton Road, West Park, TS26 0AG**  
**5 Bed - House - Detached**  
**£650,000**

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



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# Hylton Road

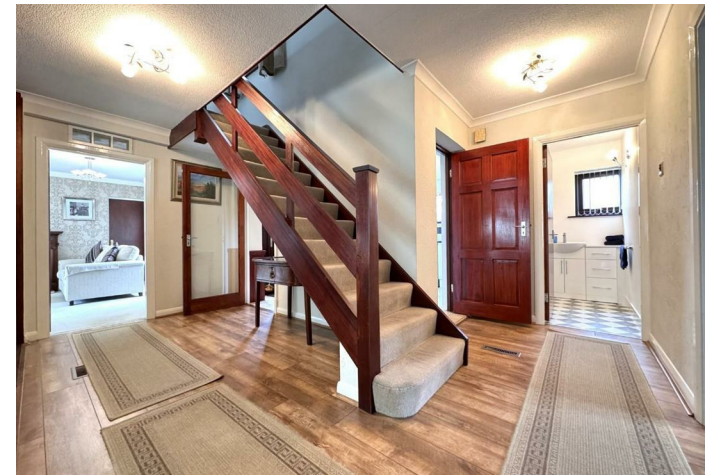
## West Park Hartlepool TS26 0AG

**\*REDUCED\*** Summer Hill House on Hylton Road is a generous and significantly extended detached residence occupying arguably one of the finest plots in West Park. Measuring over a third of an acre with a stunning rear garden, backing onto open woodland and through to Summerhill Country Park. Extended, upgraded and enhanced over time to allow versatile living accommodation ideal for family requirements with an attached two storey annexe ideal for a dependant family member or guest quarters. The main house features four generous bedrooms, three reception rooms and a conservatory extension leading out to the rear garden. The annexe extension providing a further reception room, bedroom and bathroom. An internal viewing is highly recommended to appreciate the position, plot, location and level of accommodation on offer.

The main house briefly comprises: entrance porch, welcoming entrance hall with stairs to the first floor and access to the guest cloakroom/WC, generous family lounge leading into the conservatory extension, separate dining room and additional reception room/playroom, good size kitchen/breakfast room with separate utility room, inner passage with integral door to the garage and access to a useful store room with built-in storage. To the first floor are four large bedrooms, with a dual aspect master, they are served by the modern family bathroom incorporating a three piece white suite and chrome fittings.

The two storey annexe features it's own direct entrance hall with front door, sitting room, good size kitchen, generous first floor bedroom and bathroom. An ideal place for a dependant relative whilst also having easy access to the main house with connecting door to the family lounge.

Externally both the main house and annexe enjoy use of the extensive gardens. The front should prove to be low maintenance with a resin driveway and matching path. The stunning rear garden can only truly be appreciated on inspection with a real sense of seclusion and privacy

















**GROUND FLOOR**

**ENTRANCE PORCH 5'7 x 4'8 (1.70m x 1.42m)**

Accessed via uPVC double glazed entrance door with uPVC double glazed side screens, tiled floor, glazed internal door to the hall.

**ENTRANCE HALL**

An inviting entrance hall with laminate flooring, stairs to the first floor, walk-in storage cupboard, coving to ceiling.

**GUEST CLOAKROOM/WC 6'11 x 5'1 (2.11m x 1.55m)**

Fitted with a modern two piece white suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and white gloss vanity unit below, WC with matching back and vanity area above, uPVC double glazed window to the front aspect.

**FAMILY LOUNGE 18'10 x 12'10 (5.74m x 3.91m)**

A generous family lounge with uPVC double glazed window to the front aspect, French doors to the conservatory with matching side screens, feature fire surround with marble back and base, electric fire, coving to ceiling, door connecting to annex extension.

**CONSERVATORY EXTENSION 12'2 x 9'9 (3.71m x 2.97m)**

Offering beautiful views of the rear garden with uPVC double glazed windows, French door and glass roof, tiled floor.

**DINING ROOM 16'0 x 11'11 (4.88m x 3.63m)**

uPVC double glazed window with views of the rear garden, coving to ceiling.

**ADDITIONAL RECEPTION ROOM/PLAYROOM 14'7 x 8'5 (4.45m x 2.57m)**

Offering a variety of uses, with two uPVC double glazed windows, laminate flooring.

**KITCHEN/BREAKFAST ROOM 17'4 x 11'10 (5.28m x 3.61m)**

Fitted with a range of oak units to base and wall level with complementing worktops incorporating an inset single drainer sink unit with mixer tap, built-in double oven with separate hob and canopy over housing extractor fan, tiled splashback, integrated fridge, freezer and dishwasher, glass fronted display cabinet, wine rack to eye level, shelving, uPVC double glazed window enjoying views of the rear garden.

**UTILITY ROOM 8'11 x 5'11 (2.72m x 1.80m )**

Modern units to base level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, space below for washing machine and dryer, tiled splashback, two uPVC double glazed windows.

**INNER PASSAGE**

uPVC double glazed doors to the front and rear aspects, integral door to the garage, storage, access to:

**STORE ROOM 12'9 x 7'0 (3.89m x 2.13m)**

Offering a variety of uses, with built-in storage cupboards, uPVC double glazed window to the rear aspect.

**FIRST FLOOR**

**LANDING**

Storage cupboard, uPVC double glazed window to the front aspect.

**BEDROOM ONE 19'0 x 12'11 (5.79m x 3.94m)**

A generous master bedroom which enjoys a dual aspect with two uPVC double glazed windows, wall to wall wardrobes and overhead storage, corner sink, coving to ceiling.

**BEDROOM TWO 13'8 x 11'0 (4.17m x 3.35m)**

Two uPVC double glazed windows, matching wardrobes and drawers, coving to ceiling.

**BEDROOM THREE 11'4 x 11'1 (3.45m x 3.38m)**

uPVC double glazed widow to the rear aspect, built-in storage/wardrobe.

**BEDROOM FOUR 11'4 x 11'0 (3.45m x 3.35m)**

uPVC double glazed window to the rear aspect, built-in wardrobe with overhead storage.

**FAMILY BATHROOM/WC 7'10 x 7'0 (2.39m x 2.13m)**

Fitted with a modern three piece white suite and chrome fittings comprising: curved panelled bath with mixer tap and chrome shower over with separate attachment, curved glass shower screen, WC, attractive tiled splashback, two uPVC double glazed windows to the side aspect.

**ATTACHED ANNEXE**

**ENTRANCE HALL**

uPVC double glazed entrance door, stairs to the first floor, under stairs storage cupboard, newly fitted carpet, wall mounted electric radiator, connecting door to the main house (into the family lounge).

**SITTING ROOM 16'9 x 12'9 (5.11m x 3.89m )**

uPVC double glazed French doors to the rear garden with matching side screens, newly fitted carpet, coving to ceiling, wall mounted electric radiator.

**KITCHEN 10'10 x 8'4 (3.30m x 2.54m)**

Fitted with a range of units to base and wall level with complementing worktops incorporating an inset one and a half bowl single drainer sink unit with mixer tap, four ring electric hob with extractor over and tiled splashback, recess for dishwasher, wine rack to eye level, kickboard heater, uPVC double glazed window to the front aspect.

**FIRST FLOOR**

**LANDING**

Accessed via turned stairs with double glazed 'Velux' style window over, newly fitted carpet, closed off door to the main house (into the master bedroom).

**BEDROOM 16'9 x 12'9 (5.11m x 3.89m)**

uPVC double glazed window offering stunning views over the rear garden, wall mounted electric heater, hatch to loft space.

**BATHROOM/WC 10'11 x 8'3 (3.33m x 2.51m)**

Fitted with a three piece suite comprising: panelled bath with dual taps, shower over and protective shower screen, pedestal wash hand basin with dual taps, low level WC, tiled splashback, double glazed 'Velux' style window, wall mounted electric radiator.

**EXTERNALLY**

A truly unique and extensive plot offering beautifully established gardens. The front is part lawned with a pebbled border and resin pathway. A matching driveway to the side provides ample off street parking, whilst leading to the double garage. The substantial rear garden offers generous lawn, patio and seating areas ideal for entertaining family and friends with seclusion and privacy including a useful storage shed and summerhouse.

**DOUBLE GARAGE 18'7 x 17'4 (5.66m x 5.28m)**

Accessed via double sliding doors to the front, integral door from the main house, lighting 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.

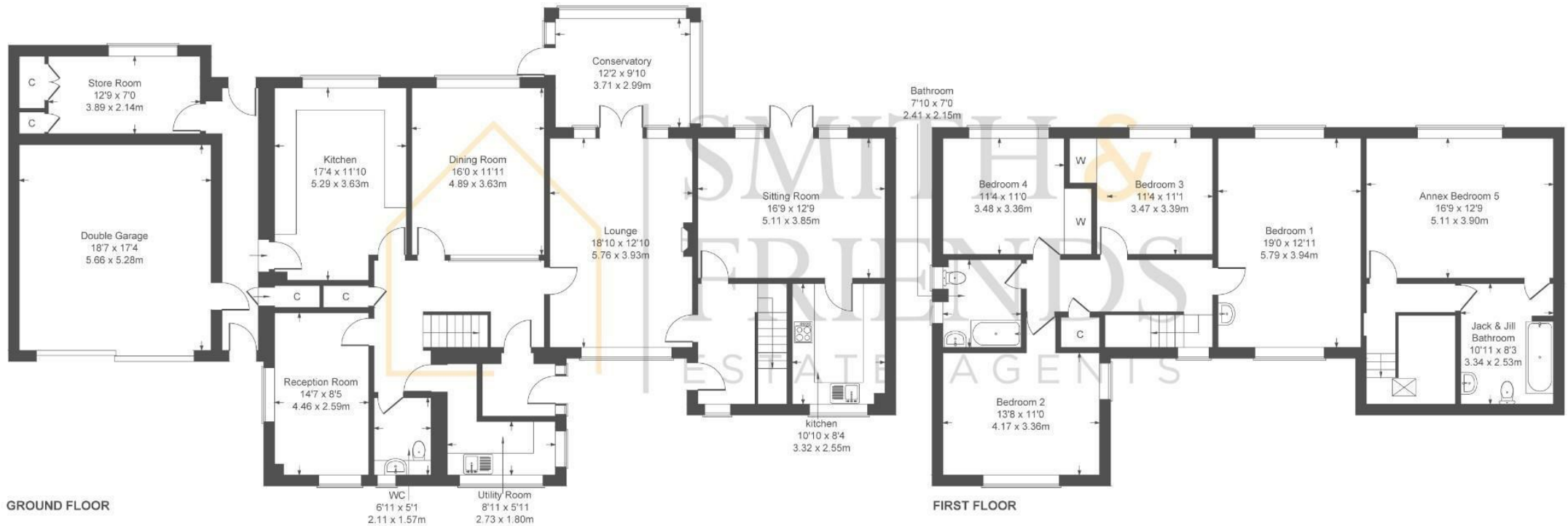






# Hylton Road

Approximate Gross Internal Area  
3552 sq ft - 330 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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