



**Four Winds Court, West Park, TS26 0LP**  
**2 Bed - Apartment**  
**£169,950**

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





# Four Winds Court

## West Park Hartlepool TS26 0LP

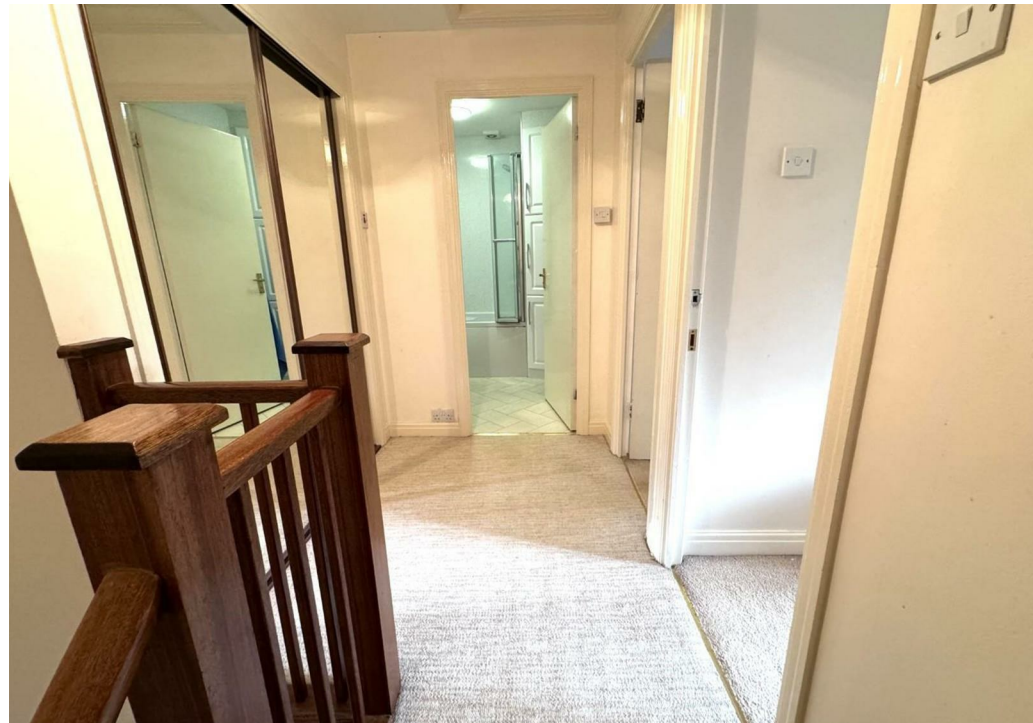
\*\*\*REDUCED\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* An impressive two bedroom upper floor apartment offering deceptively spacious accommodation spread over two floors. The apartments on Four Winds Court are nestled within the prestigious West Park area of Hartlepool close to 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 guest cloakroom/WC and generous open plan lounge/dining room featuring a fire surround and patio doors to the newly fitted balcony. The kitchen is fitted with a modern range of units to base and wall level with space for free standing appliances. The second floor landing gives access to two bedrooms which are served by a modern three piece bathroom suite with 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, stairs to the apartment, fitted carpet, single radiator.

### FIRST FLOOR

#### LANDING

Access to lounge/dining room and guest cloakroom/WC, staircase to the second floor, fitted carpet, single radiator.

#### OPEN PLAN LOUNGE & DINING ROOM

18'8 x 16'4 narrowing to 11'4 (5.69m x 4.98m narrowing to 3.45m)

Offering ample seating and dining space, whilst incorporating uPVC double glazed patio doors to the balcony, uPVC double glazed window, feature fire surround with 'marble' style back and base, fitted carpet, coving to ceiling, television point, two double radiators, access to:

#### BALCONY

Accessed via the lounge with beautiful views of the communal gardens.

#### KITCHEN

9'8 x 7'11 (2.95m x 2.41m)

Fitted with a range of cream 'shaker' style units to base and wall level with contrasting roll-top work surfaces with matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for cooker with brushed stainless steel splashback and three speed extractor hood over, recess for washing machine, recess for tumble dryer, space for free standing fridge/freezer, concealed Intergas boiler, pelmet above sink with downlighting, further downlighting to eye-level units, three drawer base unit, uPVC double glazed window, chrome heated towel radiator.

#### GUEST CLOAKROOM/WC

Fitted with a modern two piece suite and chrome fittings comprising: inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, low level WC, modern tiling to splashback, uPVC double glazed window, chrome heated towel radiator.

## SECOND FLOOR

### LANDING

Linen/storage cupboard with mirror fronted sliding doors, additional storage cupboard behind, fitted carpet, hatch to loft space, access to both bedrooms and bathroom.

#### BEDROOM ONE

13'4 x 10'8 (4.06m x 3.25m)

A good size room with uPVC double glazed 'dormer' style window, fitted carpet, single radiator.

#### BEDROOM TWO

13'4 x 7'11 (4.06m x 2.41m)

uPVC double glazed 'dormer' style window, fitted carpet, single radiator.

#### BATHROOM/WC

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, protective folding shower screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, modern panelling to walls, built-in shelved storage cupboard, chrome heated towel radiator.

### OUTSIDE

The apartment benefits from a GARAGE and parking separate to the property.

### 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.

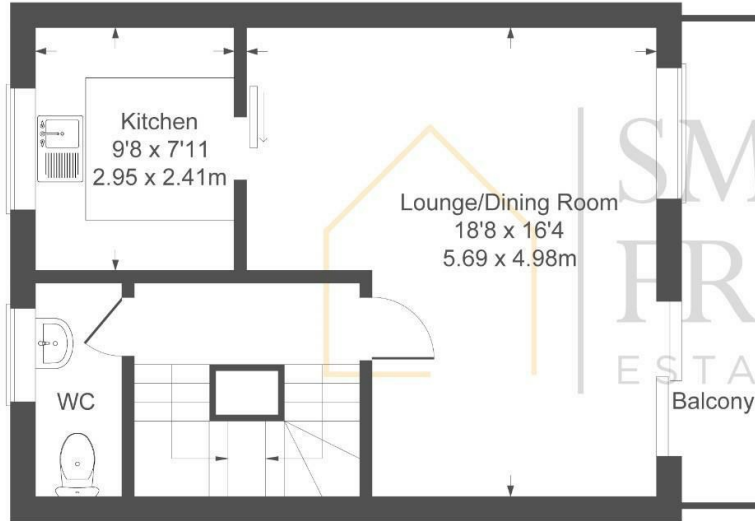




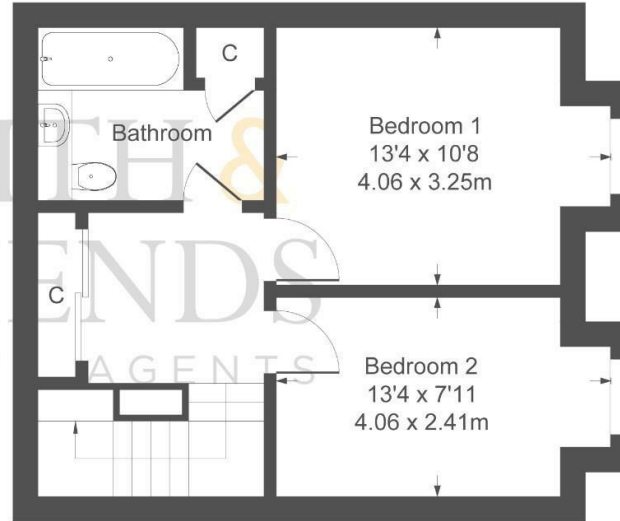


# Four Winds Court

Approximate Gross Internal Area  
867 sq ft - 81 sq m



GROUND FLOOR



FIRST FLOOR

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>	72	73
(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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