



Parklands Way, West Park, TS26 0AS
3 Bed - House - Detached
£270,000

Council Tax Band: D
EPC Rating: D
Tenure: Freehold

Parklands Way West Park, TS26 0AS

*** NO CHAIN INVOLVED *** A rarely available THREE BEDROOM detached property on Parklands Way in the prestigious WEST PARK AREA of Hartlepool. The home was built by Yuills to the popular 'Grosvenor' style, with spacious accommodation enhanced by a conservatory extension, porch and utility room. With scope to further enhance the property to the side or rear, the home offers undoubted potential and comes with an internal viewing recommended. The accommodation is warmed by gas central heating, features uPVC double glazing and cavity wall insulation. The internal layout and features comprise: entrance porch through to the entrance hall with stairs to the first floor and access to a good size lounge including feature fire surround, electric fire and archway through to the separate dining room with French door into the conservatory extension. The kitchen is fitted with units to base and wall level with built-in oven, hob and extractor. The utility room offers further space for appliances with workbench and door to the rear garden. To the first floor are three bedrooms, with bedrooms one and two benefitting from built-in wardrobes, they are served by the shower room with separate WC. Externally is a low maintenance lawned front garden, with a driveway providing useful off street parking, whilst leading to the garage. A gate to the side of the property leads through to the well stocked rear garden which enjoys a high degree of privacy.











GROUND FLOOR

ENTRANCE PORCH

Accessed via double glazed sliding door with side screen, 'tile' effect flooring, double glazed door through to the entrance hall.

ENTRANCE HALL

Stairs to the first floor, double radiator, access to:

FAMILY LOUNGE

15'9 x 12'1 (4.80m x 3.68m)

A good size family lounge with uPVC double glazed bow window to the front aspect, feature fire surround with electric fire, coved ceiling, television point, double radiator, archway through to:

SEPARATE DINING ROOM

10'2 x 8'9 (3.10m x 2.67m)

Ideally situated off the kitchen, with further access to the conservatory extension via uPVC double glazed French door with matching side screens, coving to ceiling.

CONSERVATORY EXTENSION

9'7 x 9'1 (2.92m x 2.77m)

Offering a pleasant transition between the home and garden with glass roof and French door to the rear garden, light, power points.

KITCHEN

14'7 x 7'9 (4.45m x 2.36m)

Fitted with a range of units to base and wall level with 'marble' effect work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor over, tiled splashback, recess for washing machine, recess for fridge/freezer, uPVC double glazed window to the rear aspect, 'tile' effect flooring, under stairs storage cupboard, access to utility room.

UTILITY ROOM

11'4 x 7'2 (3.45m x 2.18m)

Fitted workbench, gas central heating boiler, door to the rear garden.

FIRST FLOOR

LANDING

Built-in storage cupboard, uPVC double glazed window to the side aspect, hatch to loft space, access to:

BEDROOM ONE

12'7 x 11'6 (3.84m x 3.51m)

Built-in double wardrobe with overhead storage, large uPVC double glazed window to the front aspect, single radiator.

BEDROOM TWO

11'6 x 10'10 (3.51m x 3.30m)

Built-in double wardrobe with overhead storage, large uPVC double glazed window to the rear aspect, single radiator.

BEDROOM THREE

9'9 x 6'9 (2.97m x 2.06m)

uPVC double glazed window to the front aspect, single radiator.

SHOWER ROOM

6'8 x 5'4 (2.03m x 1.63m)

Fitted with a two piece suite comprising: corner shower cubicle with chrome shower fitting, inset wash band basin with chrome mixer tap and vanity cabinets below, tiling and panelling to splashback, tiled flooring, uPVC double glazed window to the rear aspect, chrome towel radiator.

SEPARATE WC

Fitted with a two piece suite comprising: wall mounted wash band basin with dual taps, close coupled WC, tiled splashback, uPVC double glazed window to the side aspect.

EXTERNALLY

The property features well cared for gardens to the front and rear. A driveway in front of the property provides useful off street parking, whilst leading to the garage. A gate to the side of the property leads through to the enclosed rear garden which is predominantly lawned, with well established border and a high degree of privacy. A timber storage shed is included.

GARAGE

17'8 x 7'8 (5.38m x 2.34m)

Accessed via roller door to the front, workbench, power points and light.

NB

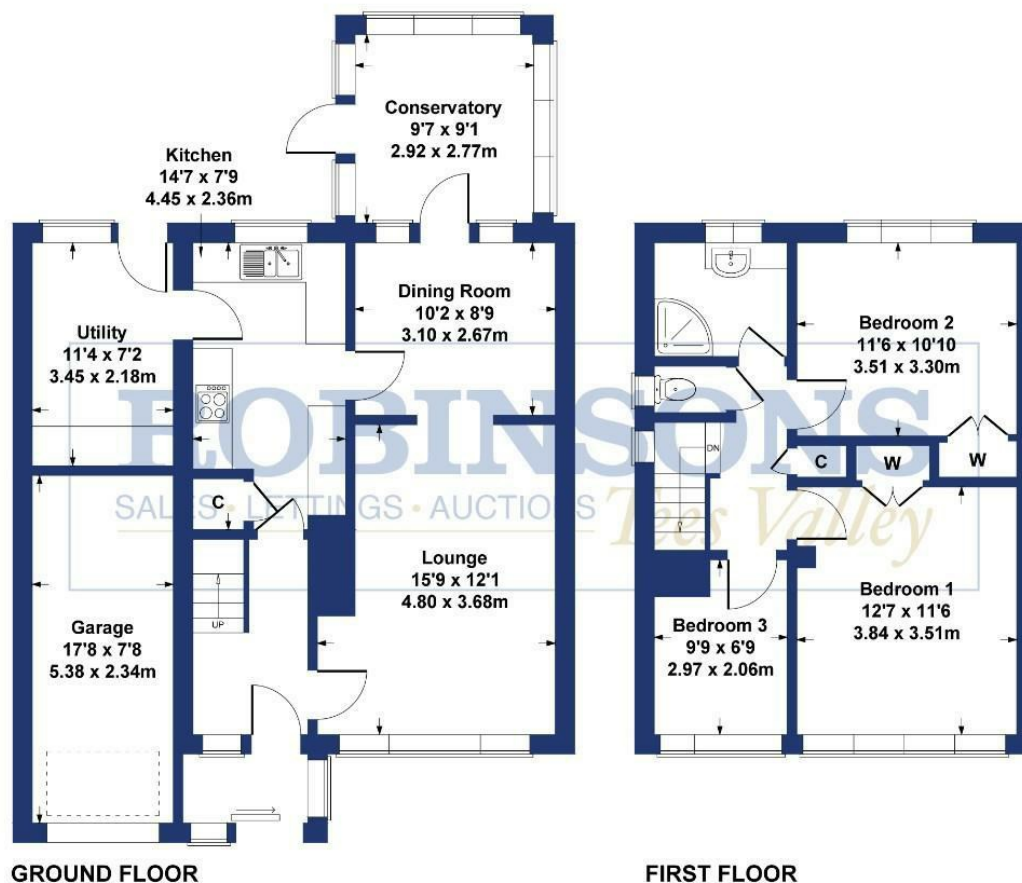
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Parklands Way

Approximate Gross Internal Area
1283 sq ft - 119 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	63	
(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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services..

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