



# Ron Greig



## Independent Valuation Surveyors and Estate Agents

Chadwick House, 127 York Road, Hartlepool, TS26 9DL | 01429 865544 | [www.rongreig.co.uk](http://www.rongreig.co.uk) | [sue@rongreig.co.uk](mailto:sue@rongreig.co.uk)

### 4 Bed House For Sale in West Park Egerton Road West Park

Ref: S138

Price: £559,995  
Reduced



4



3

#### Property Features

Mode Type: For Sale  
Property Type: House  
Bathrooms: 3  
Bedrooms: 4  
Area: West Park  
Town: Hartlepool

#### Advertised Since:

15th November 2016 by  
Hartlepool Office  
Agent Address: 'Chadwick House' 127 York Road,  
Hartlepool, TS26 9DL  
Agent Email:  
[hartlepool@rongreig.co.uk](mailto:hartlepool@rongreig.co.uk)



### About this property...

Situated in this much sought after residential area A STUNNING FOUR BEDBROOMED DETACHED PROPERTY which is without doubt a credit to the owners. Within walking distance of Ward Jackson Park and Hartlepool Cricket Club and being within the High Tunstall and West Park catchment area making it ideal for family requirements having spacious well planned accommodation briefly comprising. Entrance Hall. Delightful Spacious Lounge. Stunning Open Planing Kitchen/Family Room/Dining Room. Utility. Cloakroom/W.C. Four Double Bedrooms (Master with En Suite). Family Bathroom. Well laid out gardens to front and rear. Garage approached by drive providing ample off street parking. The property benefits from surround sound in main rooms and underfloor heating to the ground floor. AS NEW THROUGHOUT!!!

Although every care is exercised to ensure that these particulars are accurate, no responsibility is accepted for any errors, inaccuracies or omissions, or for any time, trouble, or abortive expense incurred by applicants as a result thereof, and they do not constitute a collateral warranty or form any part of a contract.

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### Property Rooms



**Large Entrance Hall**  
with oak staircase, tiled floor with underfloor heating



**Hall**



**Delightful Spacious Lounge**  
**Measurements: 26'0" x 15'6"**  
with solid marble fire surround with marble hearth and interior, inset living flame coal effect gas fire, radiator and double oak doors to hallway



**lounge**



**Stunning Open Plan Kitchen/Dining Area**  
**Measurements: 32'6" x 21'0"**  
with range of high gloss units comprising base cupboard and drawer units with Silestone working surfaces, central island and breakfast bar, Siemens appliances including double oven with warming drawers below, induction hob, coffee machine and wine cooler, inset stainless steel sink with mixer tap and instant hot water tap, built in dishwasher and fridge, tiled floor with underfloor heating, double glazed French doors to rear garden



**Kitchen**



**Kitchen**



**Family Room**

**Measurements: 18'6" x 16'6"**

with vaulted ceiling incorporating Velux windows, French doors to rear garden, tiled floor with underfloor heating, surround sound system



**Family Room**



**Utility**

**Measurements: 12'9 x 10'0"**

with range of base cupboard and drawer units, hob with oven below, stainless steel sink with swivel mixer tap



**First Floor**

Landing with oak and glazed staircase





**Bedroom No. 1**  
**Measurements: 16'6" x 14'6"**  
with full range of fitted wardrobes and radiator



**Bedroom No. 1**



**En Suite**








**Bedroom No. 2**  
**Measurements: 12'0" x 12'6"**



**Bedroom No. 3**  
**Measurements: 16'6" x 9'0"**



**Bedroom No. 3**

	<p><b>Bedroom No. 4</b></p> <p><b>Measurements: 9'0" x 9'2"</b></p>
	<p><b>Family Bathroom</b></p>
	<p><b>Family Bathroom</b></p>
	<p><b>Outside</b></p> <p>Well laid out garden to rear with patio area</p>
	<p><b>Garden</b></p>

**Viewing: By appointment through the agents.**

**Mortgages at Ron Greig**

- \*Professional advice to help you select the most suitable mortgage to meet your particular requirements and objectives
- \*Computerised mortgage sourcing systems giving access to both high street lenders and to broker specific special deals with ‘decisions in principle’ in minutes and Mortgage Certificates issued (subject to status)
- \*Fully managed mortgage tracking from submission of application right through to release of funds

Call **01429 865544** to arrange a free consultation at your convenience

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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