



# 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 Detached House For Sale in West Park 'Oaklands' Egerton Road

Ref: S357

**Price: £350,000**  
Offers In Excess  
Of



4



3

#### Property Features

Mode Type: For Sale

Property Type: Detached House

Bathrooms: 3

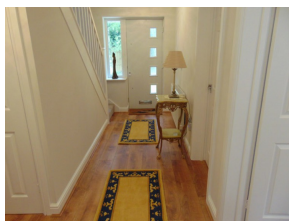
Bedrooms: 4

Area: West Park

Town: Hartlepool

#### Advertised Since:

25th February 2019 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...

\*\*\*\*\*PARK EXCHANGE CONSIDERED\*\*\*\* A FULL INSPECTION IS ESSENTIAL TO APPRECIATE THIS BEAUTIFUL NEW BUILD DORMER STYLE DETACHED PROPERTY SITUATED IN THIS MUCH SOUGHT AFTER AREA AT WEST PARK. The property is set back off Egerton Road with a private access road tucked away in private surroundings. The property is in immaculate order throughout and has a BEAUTIFUL OPEN PLAN KITCHEN/FAMILY ROOM WITH BI FOLD DOORS TO REAR. The property is ready for occupation without further expense and is without doubt a credit to the owners with many high quality fittings. The well planned accommodation briefly comprises Entrance Hall. Cloakroom/W.C. Lounge. Excellent Open Plan Kitchen/Family Room. Four Bedrooms (Master with En Suite) Family Bathroom. Garage. Well laid out landscaped gardens surround the property.

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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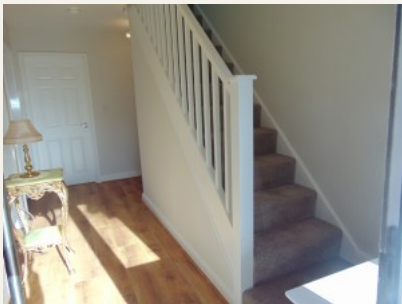
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### Property Rooms



#### Entrance Hall

High quality laminate flooring, composite front door, understair storage cupboard and radiator

#### Cloakroom/W.C.

wash hand basin with mixer tap, low level W.C., extractor fan and radiator



#### Spacious Lounge/Dining Room

**Measurements: 14'6" x 13'11"**

with two uPVC double glazed windows to the front allowing a good degree of natural light, television point and radiator



#### Open Plan Kitchen/Family Area

**Measurements: 25'6" x 10'4"**

with range of high gloss units comprising base cupboard and drawer units with heat resistant working surfaces, inset single drainer sink with swivel mixer tap and window above, built in electric double oven with separate four ring gas hob with extractor above, integrated fridge and dishwasher, one cupboard housing Baxi Duo Tec boiler, inset spot lighting to ceiling, high quality laminate floor, uPVC double glazed bi-folding doors to garden, television point and radiator



#### Open Plan Kitchen/Family Room

#### Utility

**Measurements: 7'1" x 6'2"**

with heat resistant working surface with inset single drainer stainless steel sink, with space and plumbing for automatic washer and dryer



**Bedroom No. 3/Sitting Room**

**Measurements: 13'8" x 11'10"**

television point and radiator



**Bedroom No. 4/TV Room**

**Measurements: 11'10" x 10'4"**

television point and radiator

**First Floor**



**Landing**



**Bedroom No. 1**

**Measurements: 15'8" x 14'2"**

comprising built in storage cupboard, dressing room, study room and En Suite, television point and radiator

**Study Room**

**Measurements: 9'0" x 6'0"**

feature circular window and radiator

**Dressing Room**

**Measurements: 11'6" x 5'1"**





**En Suite Shower Room**

comprising panelled bath, pedestal wash basin, low level W.C., feature circular uPVC window, extractor fan and radiator



**Bedroom No. 2**

**Measurements: 11'9" x 17'6"**

dormer style window to the front and additional double glazed Velux window to the rear, television point and two radiators



**Bathroom**

comprising panelled bath with mixer tap, pedestal wash basin with mixer tap, low level W.C., extractor fan and radiator



**Outside**

The property is set well back from the road with a private access road and offers beautiful landscaped surrounding gardens, the front laid to lawn with Indian sandstone paving. Double width drive to the side of the property provides ample parking. The private enclosed rear garden incorporates Indian sandstone paving with a lower lawned area with fence and brick boundaries

**Garage**

accessed by roller door to the front, personal door from rear garden



**Garden to rear**

**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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