



Ron Greig



Independent Valuation Surveyors and Estate Agents

Chadwick House, 127 York Road, Hartlepool, TS26 9DL | 01429 865544 | www.rongreig.co.uk | sue@rongreig.co.uk

4 Bed House For Sale in Hartlepool

PANGBOURNE PARK AVENUE HARTLEPOOL HARTLEPOOL TS26 0DZ



Ref: SN01249

Price: £565,000
SSTC



4



4

Property Features

Mode Type: For Sale

Property Type: House

Bathrooms: 4

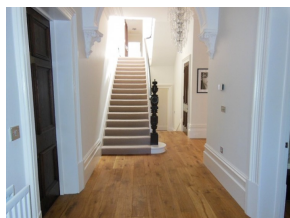
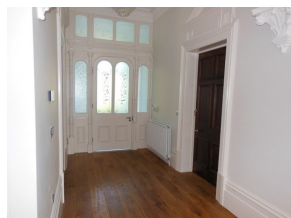
Bedrooms: 4

Area: Hartlepool

Town: HARTLEPOOL

Advertised Since:

27th May 2016 by
Hartlepool Office
Agent Address: 'Chadwick House' 127 York Road,
Hartlepool, TS26 9DL
Agent Email:
hartlepool@rongreig.co.uk



About this property...

OCCUPYING ONE OF THE MOST PRESTIGIOUS POSITIONS IN HARTLEPOOL (OVERLOOKING THE PARK GATES) AND RECENTLY RENOVATED TO THE HIGHEST OF STANDARDS. This late Victorian masterpiece, which retains many original features. briefly comprising entrance vestibule, hallway, living room, formal dining room, , listed drawing room, utility and ground floor WC/Cloaks. To the first floor are three double bedroom suites, one being self-contained and ideal for guests. To the second floor is a fourth double bedroom, further bathroom and a games room/entertainment room with built-in bar and roof terrace. Externally there are electric gates leading to the front garden and driveway and to the rear is a beautiful "Gatsby" inspired garden with extensive decked area, sunken hot tub and triple garage. The property offers luxurious modern living complete with period elegance

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



Ground Floor

The property is entered through original double doors with impressive pillared entrance giving access to the entrance vestibule with original ceiling coving, single convector radiator and original feature entrance with etched glass leading into the large entrance hall which comprises original ceiling coving, two built in cupboards (one of which houses the surround sound/CCTV system), double convector radiator, wood flooring, staircase leading down to the cellar and staircase giving access to the first floor.



Magnificent Living Room

Measurements: 26'2 into bay x 19'3

Front facing comprising original open feature fireplace with original fire surround, tiled back and hearth, three double convector radiators, original ceiling coving, wood flooring and TV aerial/telephone points.



Dining Room

Measurements: 16'7 x 21'7

Rear facing comprising a magnificent feature, cast iron open fireplace with a range of original built in display units to one wall, large built in storage cupboard, two double convector radiators, original ceiling coving, wood flooring and hardwood double glazed French doors giving access to the rear decked area.



Magnificent, Custom Made Spacious Kitchen/Breakfast/Family Room

Measurements: 33'7 x 13'10

Rear and side facing comprising a range of custom made units to one wall comprising pure 'Corian' work surfaces, inset sink with drainer and mixer tap, integrated 'LDA' microwave and coffee maker, two integrated 'LDA' fridges and freezers, matching breakfast bar with integrated 'LDA' electric oven, four ring ceramic hob, inset sink unit with mixer tap, sunken ceiling lights, white ceramic tiled flooring with under floor heating and hardwood double glazed French doors giving access to the rear of the property.

Utility Room

With a range of custom made units at high and low level (matching the kitchen units), pure 'Corian' work surfaces with inset sink and mixer tap, plumbing for washing machine/dryer and wood flooring.



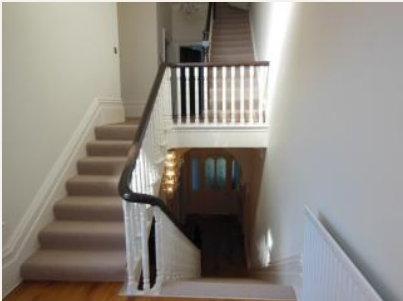
Ground Floor WC

white suite comprising wall mounted hand basin and WC, black vertical radiator, co-ordinating tiling, sunken ceiling lights and wood flooring.

Drawing Room

Measurements: 25'1 x 16'10

Front and side facing with original feature fireplace.



First Floor

Access to the bedrooms and family bathroom can be gained from the large turn style staircase giving access to all floors. To the first floor landing area is single convector radiator, wood flooring, access to the guest suite and small staircase giving access to the second floor with single convector radiator, built in storage cupboard, hardwood flooring and staircase giving access to the third floor.



Bedroom

Measurements: 15' x 13'9

Rear and side facing with ceiling coving, double convector radiator, TV aerial/telephone points, wood flooring and access to the boiler room and en-suite.



En-suite






With white suite comprising walk-in shower, 'His and Hers' hand basin with unit, WC, chrome towel radiator, sunken ceiling lights, ceramic flooring and underfloor heating.



Second Floor - Master Bedroom

Measurements: 26'6 into bay x 19'4

Front facing with original fireplace (not in use) ceiling coving, two double convector radiators and large dressing room with a range of built in wardrobes.

	<p>Bedroom Two</p> <p>Measurements: 21'3 x 16'10</p> <p>Front and side facing with three double convector radiators, ceiling coving and TV aerial/telephone points.</p>
	<p>Family Bathroom</p> <p>With white suite comprising free standing bath, hand basin with wall mounted unit, WC, ceramic flooring with inset low level lighting and underfloor heating.</p>
	<p>Second Guest Bedroom</p> <p>Measurements: 16'2 x 14'</p> <p>Rear facing with original cast iron fireplace, double convector radiator and laminate flooring.</p>
	<p>Games Room/Bar</p> <p>Measurements: 27'1 x 22'3</p> <p>Comprising large built in bar, original open cast iron fireplace, three double convector radiators, ceiling coving and laminate flooring.</p>
	<p>External</p> <p>Externally there are electric gates leading to the front garden and driveway and to the rear is a beautiful "Gatsby" inspired garden with extensive decked area, sunken hot tub and triple garage.</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

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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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