



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

7 Bed House For Sale in Park Area 'Beechwood' Park Avenue Hartlepool TS26 0DZ

Ref: S099

Price: £490,000
Offers In Excess
Of



7



3

Property Features

Mode Type: For Sale
Property Type: House
Bathrooms: 3
Bedrooms: 7
Area: Park Area
Town: Hartlepool

Advertised Since:

29th June 2016 by
Hartlepool Office
Agent Address: 'Chadwick
House' 127 York Road,
Hartlepool, TS26 9DL
Agent Email:
hartlepool@rongreig.co.uk



About this property...

OCCUPYING A BEAUTIFUL POSITION OVERLOOKING THE PARK IN THIS PRESTIGIOUS AVENUE A MOST ELEGANT AND SPACIOUS VICTORIAN TOWN HOUSE WITH EXCELLENT ACCOMMODATION, EXTENSIVELY IMPROVED BUT RETAINING MUCH OF ITS ORIGINAL CHARACTER. Situated in one of the best positions in this most desirable residential area having a delightful outlook over Ward Jackson Park in this prestigious avenue containing some of the most expensive houses in the town A MOST ELEGANT AND SPACIOUS VICTORIAN RESIDENCE containing considerably improved accommodation on three floors. As can be seen from the exterior, the impressive front elevation is of a classic style complimented by an even more impressive interior which can only be appreciated by a full inspection.

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

Portico

quarry tiled threshold.



Entrance Hall

dado rail, ornate cornice, attractive inner door with leaded came and opaque glazing, twin radiator with shelf, delicate cornice, corbelled archway, dado rail



Beautiful Lounge

Measurements: 19' 9" x 17' 2"

solid wood flooring, plus deep bay with 3 twin radiators, decorative wall panels, frieze and cornice, 'Adam' style fire surround with marble hearth and slips and 'Baxi' underdraft grate, 2 twin and 4 matching wall lights, wooden window blinds (half length)

Dining Room

Measurements: 17' 2" x 15' 8"

'mahogany' fire surround with tiled interior and hearth and 'Valor' gas log fire, decorative wall panels, 6 uplighters, 2 twin radiators, French door to rear garden.



Cloakroom

close coupled WC and wash hand basin



Dining Kitchen

Measurements: 26' 6" narrowing to 25' 5" x 11' 1"

range of units and working surfaces inset 1 ½ stainless steel sink with mixer taps and waste disposal and double base, recess for dishwasher, double corner unit, single unit, 'Leisure Rangemaster' 5 ring gas Range with hot plate and electric warmer and 2 ovens and grill, upstand area in ceramic tiling, 3 speed illuminated extractor canopy over, centre island, double radiator, gas fire, double glazed patio doors to rear garden.

Utility

Measurements: 13' 1" x 5' 5"

space for automatic washing machine and dryer (both machines excluded), 2 'Vaillant' combination boilers, space for fridge freezer (fridge freezer excluded)



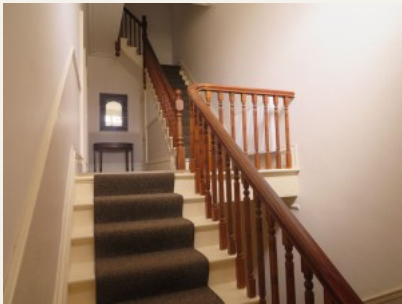
Cellar(access From Inner Hall)

Measurements: 14' 11" narrowing to 11' 11" x 7' 7"

fluorescent light, 'Combi Mate' scale reducer.

First Floor

approached by easy stairs with Mahogany newel post and Pine turned balustrading



Half Landing

natural light from clere storey window and side window, dado rail, deep cornice, 3 branch centre fitting

Bedroom 3 (rear)

Measurements: 15' narrowing to 12' 5" x 9' 10" narrowing to 9'6"

bay window, radiator, 3 branch centre fitting, double robe with top cupboards over and drawer beneath and additional double cupboard and airing cupboard

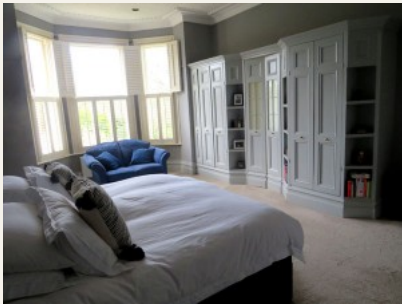


Shower Room

Double shower with mains shower, wash hand basin set in vanity unit with cupboards below

Main Landing

3 branch centre fitting, twin radiator, useful cupboard under stairs off



Master Suite

Measurements: 19' 9" x 15' 7" plus deep bay window

with fabulous view, full length wooden window blinds, fitted bedroom furniture including 4 double wardrobes, an 'L' shaped run of drawers, bed recess with bedside cabinets and dressing table, deep and delicate cornice and freize with picture rail, spotlight fittings, cleverly designed double wardrobes with display quadrants and fitted shelves with central glazed access doors to;



En Suite Bathroom

roll edged step in bath with ceramic tiled surround with mixer taps and shower attachment, vanity unit wash basin, WC, shower cubicle with shower, 2 wall lights, matching cornice and freize and spotlight ceiling fittings, twin radiator



Bedroom 2 (rear)

Measurements: 16' 11" x 15' 10

(doubles as a Second Lounge) with marble fire surround, tiled interior, cast iron grate and open fire, radiator, picture rail, 3 branch centre fitting, deep cornice.

Second Floor

approached by matching staircase with Pine balustrading and Mahogany newel post.



Bedroom 4

Measurements: 16' 10" x 13' 7"

with radiator



Bedroom 5 (rear)

Measurements: 18' x 13' 6" narrowing to 12' 3"

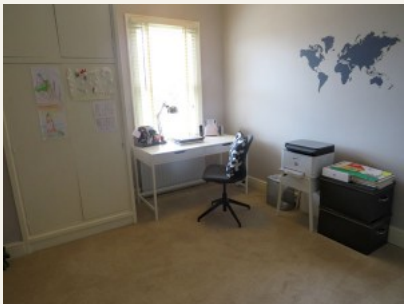
dado rail, cast iron fire surround and grate (decorative), radiator, dado rail, built in wardrobe cupboard.



Bedroom 6 (front)

Measurements: 12' 5" narrowing to 10' 5" x 10' 1"




radiator, similar view to Bedroom 4



Bedroom 7 (rear)

Measurements: 13' 11" x 10' 1" (varying heights)

radiator, Dormer window, roller blind, dado rail.

	<p>Walled Garden To The Rear</p> <p>with generous patio area, lawn with generous borders</p>
<p>Garage No. 1</p> <p>Measurements: 18' x 8' 3"</p> <p>light and power</p>	
<p>Garage No. 2</p> <p>Measurements: 16' 10" x 11' 8"</p> <p>light and power</p>	
	<p>Rear</p>
	<p>View</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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