



# 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)

### 5 Bed Detached House For Sale in West Park Valley Close

Ref: S319

Price: £625,000  
SSTC



5



3

#### Property Features

Mode Type: For Sale

Property Type: Detached House

Bathrooms: 3

Bedrooms: 5

Area: West Park

Town: Hartlepool

#### Advertised Since:

28th September 2018 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...

A TRULY STUNNING FIVE BEDROOMED DETACHED PROPERTY situated in this much sought after area at West Park. The property is on a site of approximately 3/4 of an acre and a full inspection is essential to appreciate THE MAGNIFICENT INTERIOR WHICH IS TO THE HIGHEST OF STANDARDS AND IS WITHOUT DOUBT A CREDIT TO THE OWNERS, including FULLY FUNCTIONAL BAR/GAMES ROOM, UNDERFLOOR HEATING AND SURROUND SOUND MUSIC SYSTEM. SOLID OAK FIRE DOORS throughout. The excellent accommodation briefly comprises Entrance Hall. Fabulous Dining Kitchen. Stunning Sun Lounge. Beautiful Lounge. Bar/Games Room. Fully Tiled Shower Room/Cloakroom. Five Double Bedrooms (Master with En Suite) Family Bathroom. Shower Room. Beautiful Sunny South Facing Gardens with built in BBQ and hot tub.

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



#### Entrance Hall

**Measurements: 35'0" x 23'0" narrowing to 9'7"**

with uPVC double doors, tiled floor with underfloor heating, coved ceiling and ceiling fitted halogen lighting



#### Fully Tiled Shower Room/Cloakroom

**Measurements: 11'4" x 5'4"**

with mains rainfall shower, wash hand basin with mixer tap, close coupled W/C and ceiling fitted halogen lighting



#### Excellent Dining Room/Kitchen

**Measurements: 42'0" x 15'2"**

with range of units comprising base cupboard and drawer units with granite working surfaces, inset sink with swivel mixer tap, window above overlooking rear garden, integrated dishwasher and wine cooler, centre island with matching cupboards and drawers below, granite surfaces, integrated microwave, stoves cooking range with extractor above and marble splashback, American style fridge freezer, matching wall units, coved ceiling, ceiling fitted halogen lighting and tiled floor with underfloor heating.



#### Excellent Dining Room/Kitchen



#### Utility Room

**Measurements: 11'10" x 13'3"**

with range of units comprising base cupboard and drawer units with roll edge heat resistant working surfaces, inset single drainer sink with swivel mixer tap, all with tiled surrounds, matching wall units and personal door to garage, integrated washing machine and tumble dryer, ceiling fitted halogen lighting and uPVC door to side



**Stunning Sun Lounge**

**Measurements: 24'7" x 14'11"**

tilled floor with underfloor heating, coved ceiling and double glazed French doors to rear garden



**Beautiful Lounge**

**Measurements: 35'5" x 15'7"**

with feaure wall incorporating inset living flame gas fire, and Bi-Fold doors to garden



**Lounge**



**Fully Functional Bar/Games Room**

**Measurements: 29'0" x 13'0"**

Canadian oak bar, 3 pumps and cooling system below, double fridge/wine cooler, coved ceiling and surround sound system

**First Floor**



**Landing**

with radiator, coved ceiling, surround sound to ceiling



**Bedroom No.1**

**Measurements: 36'0" x 18'6"**

with fitted wardrobes, coved ceiling, ceiling fitted halogen lighting and surround sound to ceiling





**Bedroom No.1**



**Fully Tiled En-Suite**

**Measurements: 13'0" x 7'10"**

with roll edge bath, close coupled W/C, wash hand basin, double shower cubicle with mains rainfall power shower, radiator and ceiling fitted halogen lighting and heated towel rail



**Bedroom No.2**

**Measurements: 16'6"excluding bay x 12'11"**

with fitted wardrobes, radiator and surround sound in ceiling



**Bedroom No.3**

**Measurements: 16'5" x 11'5"**

with fitted wardrobes and radiator



**Fully Tiled Family Bathroom**

**Measurements: 11'7" x 9'9"**

bath, low level W/C, wash hand basin, double shower cubicle with mains rainfall power shower, ceiling fitted halogen lighting and heated towel rail





**Second Floor**



**Bedroom No.4**

**Measurements: 16'3" x 18'0"**

with eaves storage and fitted wardrobes, ceiling fitted halogen lighting

	<p><b>Bedroom No.5</b></p> <p><b>Measurements: 18'0" x 16'0"</b></p> <p>with eaves storage and fitted wardrobes</p>
<p><b>Fully Tiled Shower Room</b></p> <p><b>Measurements: 8'10 x 5'11"</b></p> <p>with shower cubicle with mains shower, wash hand basin with mixer tap and low level W/C</p>	
<p><b>Outside</b></p>	
	<p><b>Stunning Sunny South Facing Rear Garden</b></p> <p>with built in BBQ and hot tub</p>
	<p><b>Double Garage</b></p> <p>approached by block paved drive providing ample off street parking</p>
	<p><b>BBQ and Hot Tub Area</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

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