



# 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

### 3 Bed Detached House For Sale in West Park Coatham Drive



Ref: S488

Price: £299,950



3



3

#### Property Features

Mode Type: For Sale

Property Type: Detached House

Bathrooms: 3

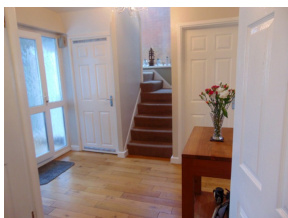
Bedrooms: 3

Area: West Park

Town: Hartlepool

#### Advertised Since:

7th October 2020 by  
Hartlepool Office  
Agent Address: 'Chadwick House' 127 York Road,  
Hartlepool, TS26 9DL  
Agent Email:  
hartlepool@rongreig.co.uk



### About this property...

Situated in this much sought after area at West Park A DELIGHTFUL THREE BEDROOMED DETACHED PROPERTY HAVING A FABULOUS SELF BUILD BAR/ENTERTAINING LODGE IN SUNNY SOUTH FACING REAR GARDEN. The property is within walking distance of local schools and Ward Jackson Park making it ideal for family requirements. The spacious accommodation briefly comprises Entrance Porch. Entrance Hall. Spacious Lounge. Dining Room. Kitchen. Three Bedrooms (Master with En Suite) Family Bathroom. Beautiful Sunny South Facing rear garden with Bar/Entertaining Lodge. Garage approached by drive providing off street parking. The property is installed with gas central heating and uPVC double glazing.

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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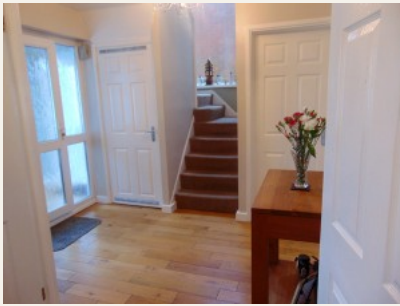
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### Property Rooms

#### Entrance Porch

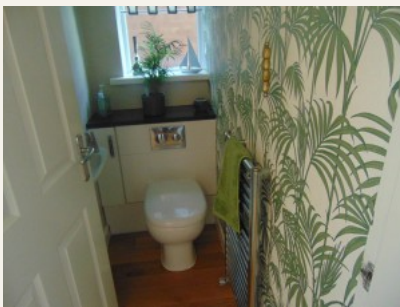
with solid wood flooring and uPVC door into Entrance Hall



#### Entrance Hall

**Measurements: 9'7" x 6'0"**

with solid wood flooring, useful storage cupboard and radiator



#### Cloakroom

with wash hand basin, close coupled W.C., heated towel rail, ceiling fitted spot lighting



#### Delightful Spacious Lounge

**Measurements: 21'10" x 13'5"**

coved ceiling and double panel radiator



#### Dining Room

**Measurements: 11'0" x 13'5"**

with double glazed patio doors to rear garden and double panel radiator



### Kitchen

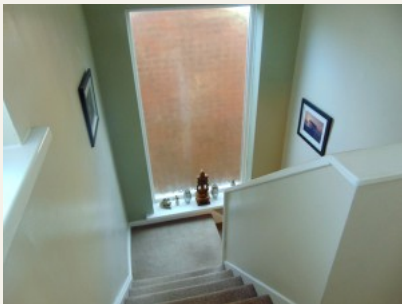
**Measurements: 12'5" x 9'0"**

,with range of units comprising base cupboard and drawer units with heat resistant working surfaces, inset single drainer sink with swivel mixer tap and window above overlooking rear garden, four ring gas hob with extractor above and electric oven below all with tiled surrounds, matching wall units, radiator and uPVC door to rear



### Kitchen

## First Floor



### Landing

with attractive feature window, access hatch to roof space and storage cupboards



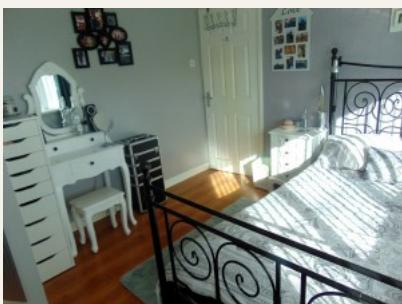
### Bedroom No. 1

**Measurements: 12'11" x 9'5"**

with fitted wardrobe, laminate flooring, radiator and ceiling fitted spot lighting

## En Suite

with fully tiled shower cubicle with mains shower, wash hand basin set in vanity unit with cupboards below, close coupled W.C., heated towel rail and laminate flooring



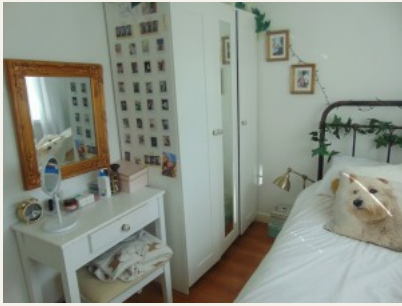
### Bedroom No. 2

**Measurements: 10'3" x 10'9"**

fitted wardrobes, laminate flooring and radiator



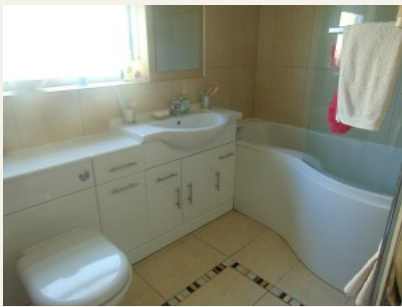
**Bedroom No. 2**



**Bedroom No. 3**

**Measurements: 9'10" x 7'5"**

with laminate flooring and radiator



**Part Tiled Family Bathroom**

**Measurements: 8'8" x 5'5"**

comprising bath with mixer tap and main shower over, wash hand basin set in vanity unit with cupboards below, close coupled W.C., ceiling fitted spot lighting, tiled floor and heated towel rail

**Outside**



**To The Rear Garden Is A Purpose Built Bar/Entertaining Lodge**



**Bar**



**Bar**



**Delightful Sunny South Facing Rear Garden**



**Garden**

## **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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