



# 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 West Park Egerton Road

Ref: S538

Price: £540,000  
SSTC

4 4

#### Property Features

Mode Type: For Sale

Property Type: House

Bathrooms: 4

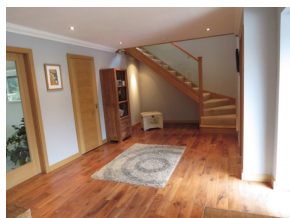
Bedrooms: 4

Area: West Park

Town: Hartlepool

#### Advertised Since:

6th September 2021 by  
Hartlepool Office  
Agent Address: 'Chadwick House' 127 York Road,  
Hartlepool, TS26 9DL  
Agent Email:  
hartlepool@rongreig.co.uk



### About this property...

NO EXPENSE HAS BEEN SPARED BY THE OWNERS TO BRING THIS PROPERTY UP TO THE HIGHEST OF STANDARDS AND IS WITHOUT DOUBT A CREDIT TO THEM, A TRULY STUNNING FOUR BEDROOMED DETACHED PROPERTY WITH FABULOUS INTERIOR AND BEAUTIFUL WELL ESTABLISHED SUNNY SOUTH FACING PRIVATE REAR GARDEN. The property benefits from many expense extras including UNDER FLOOR HEATING, solid oak doors throughout, Solar Panels and much more making it ready for occupation without further expense. The spacious well planned accommodation briefly comprises:- Spacious Entrance Hall. Pleasant Lounge. Office. Cloakroom/W.C. Stunning Open Plan Family Room/Kitchen Opening Onto Beautiful Sunny South Facing Rear Garden. Utility. First Floor: Four Double Bedrooms (two with En Suite and Walk In Wardrobes) Family Bathroom. Garage approached by block paved drive providing ample off street parking.

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: 20'8" x 12'0"**

with solid oak staircase, wood flooring, coved ceiling and ceiling fitted spot lighting



#### Pleasant Lounge (to front)

**Measurements: 14'6" x 12'9"**

solid wood flooring and coved ceiling



#### Lounge



#### Office (to front)

**Measurements: 11'5" x 10'7"**

solid wood flooring, coved ceiling and ceiling fitted spot lighting

#### Cloakroom

low level W.C., wash hand basin with mixer tap and cupboards below, coved ceiling, solid wood flooring and ceiling fitted spot lighting



## **Fabulous Open Plan Family Room/Kitchen Overlooking Beautiful Private Sunny Rear Garden**

**Measurements: 34'0" x 22'2"**

range of units comprising base cupboard and drawer units with Corian working surfaces inset stainless steel sink with swivel mixer tap and window above overlooking rear garden, integrated fridge, freezer, dishwasher, twin eye level electric ovens, centre Island with cupboards below, wall units, coved ceiling, ceiling fitted spot lighting, tiled flooring and double glazing patio doors to rear garden



## **Family Room/Kitchen**



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## **Family Room/Kitchen**

### **Utility**

**Measurements: 8'7" x 4'8"**

space and plumbing for automatic washer, heat resistant working surface, uPVC door to rear and tiled floor

### **First Floor**



### Landing

with window, coved ceiling, ceiling fitted spot lighting and two large cupboards



### Master Bedroom with Juliet Balcony Overlooking Sunny South Facing Rear Garden

**Measurements: 19'0" x 18'7"**

French doors with Juliet Balcony overlooking rear garden, radiator, ceiling fitted spot lighting and walk in wardrobe



### Master Bedroom



### En Suite

shower cubicle with mains rainfall shower, low level W.C., pedestal wash basin with mixer tap and heated towel rail



### Bedroom No. 2

**Measurements: 12'8" x 12'2"**

ceiling fitted spot lighting, radiator, laminate flooring and large walk in wardrobe



### En Suite

fully tiled shower cubicle with mains shower, pedestal wash basin, low level W.C. and heated towel rail



**Bedroom No. 3**

**Measurements: 13'9" x 8'9"**

laminated flooring and radiator



**Bedroom No. 4**

**Measurements: 11'5" x 10'7"**

with radiator



**Family Bathroom**

**Measurements: 11'7" x 9'1"**

with free standing bath, pedestal wash basin with mixer tap, W.C. fully tiled shower cubicle with mains shower and heated towel rail



**Beautiful Sunny South Facing Private Well Established Rear Garden**



**Garden**



**Garden**



**Front**

## **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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