



# 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)

### 3 Bed House For Sale in West Park The Vale

Ref: S546

**Price: £340,000**  
Offers In Excess  
Of



3



2

#### Property Features

Mode Type: For Sale  
Property Type: House  
Bathrooms: 2  
Bedrooms: 3  
Area: West Park  
Town: Hartlepool

#### Advertised Since:

13th October 2021 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...

WE ARE DELIGHTED TO OFFER FOR SALE THIS LARGER THAN AVERAGE THREE BEDROOMED DETACHED PROPERTY IN THIS MOST DESIRABLE CUL DE SAC AT WEST PARK WHERE PROPERTIES ARE RARELY AVAILABLE for which viewing is highly recommended to appreciate the size and versatility of the ground floor accommodation. WITH FABULOUS WELL ESTABLISHED SUNNY SOUTH FACING REAR GARDEN. Within walking distance of Ward Jackson Park, West Park Cricket Ground, West Park and High Tunstall schools making it ideal for family requirements. Porch Entrance Hall. Delightful Split Level Lounge overlooking rear garden. Pleasant Cottage Style Sitting Room. Kitchen. Breakfast Room. Three Double Bedrooms. Bathroom. Beautiful Well Established Sunny Rear Garden. Double Detached Garage. Gas central heating and uPVC double glazing. SCOPE TO EXTEND FIRST FLOOR LEVEL TO PROVIDE 4TH BEDROOM IF REQUIRED. VACANT POSSESSION AVAILABLE.

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 Porch

tiled floor and cloaks cupboard



#### Large Entrance Hall

Measurements: 15'0" x 7'7"

coved ceiling, radiator and solid oak staircase



#### Cloakroom

with low level W.C., wash hand basin and radiator



#### Delightful Split Level Lounge Overlooking Beautiful South Facing Rear Garden

Measurements: 19'5" x 19'0" max narrowing to 11'5"

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



#### Lounge



Lounge



Lounge



Pleasant Additional Cottage Style Sitting/Family Room overlooking rear garden

Measurements: 14'6" x 9'11"

with attractive feature beams to ceiling and double panel radiator



Kitchen

Measurements: 10'10" x 7'5"

range of units comprising base cupboards with heat resistant working surfaces, double drainer stainless steel sink , matching wall units, double panel radiator and space and plumbing for automatic washer, archway through to Breakfast Room.



Breakfast Room (off Kitchen)

Measurements: 8'0" x 7'9"

Useful Storage Area with access to rear garden

Measurements: 8'8" x 3'5"

with radiator

First Floor





**Landing**

with window to side, access to roof storage space and shelved airing cupboard



**Bedroom No. 1**

**Measurements: 12'3" x 12'2"**

Large fitted wardrobe, coved ceiling and radiator



**Bedroom No. 1**



**Bedroom No. 2**

**Measurements: 12'2" x 8'11" plus entrance area**

Large fitted wardrobe, coved ceiling and radiator







**Bedroom No. 2**



**Bedroom No. 3**

**Measurements: 9'8" x 8'1"**

coved ceiling and radiator

	<p><b>Fully Tiled Bathroom</b></p> <p><b>Measurements: 8'4" x 6'2"</b></p> <p>with main shower, low level W.C., pedestal wash basin and panelled bath</p>
<p><b>Outside</b></p>	
	<p><b>Beautiful Sunny Well Established Rear Garden</b></p>
	<p><b>Garden</b></p>
	<p><b>Rear</b></p>
<p><b>Double Garage</b></p> <p>with remote controlled door and personal door to rear giving access to garden</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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