



**Parklands Way, West Park, Hartlepool, TS26 0AS**  
**3 Bed - House - Detached**  
**Offers Over £300,000**

**Council Tax Band: B**  
**EPC Rating: D**  
**Tenure: Freehold**



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# Parklands Way, West Park, TS26 0AS

Located in the prestigious West Park area of Hartlepool, this lovely home offers a unique blank canvas for someone to create their dream forever home. The property will need some updating, but the opportunities for extending and/or remodelling are only limited by your imagination and of course local planning consents!

The property occupies a generous plot with sizeable front and rear gardens, along with ample parking and a single storey garage with further space to the side.

This spacious family home briefly comprises: entrance porch, inner hallway, spacious through lounge/dining room with feature fireplace and living flame gas fire, good size double glazed conservatory and kitchen/breakfast room which has cream units and granite working surfaces and includes a built-in four ring gas hob, electric oven with extractor, plus integrated fridge with freezer below. On the first floor are three double bedrooms, two with built-in wardrobes, and a generous tiled bathroom/WC with a white suite which has a 'P' shaped panelled bath and a vanity area with granite top.

Ideal for young families with several good schools for all age groups less than a mile away.

Being sold with NO ONWARD CHAIN, a high degree of interest is anticipated.

## GROUND FLOOR

### PORCH

### ENTRANCE HALLWAY

A spacious, light and airy entrance hall with return staircase to first floor, understairs cupboard, access to kitchen diner and lounge.

### LOUNGE DINER

21'10" x 13'3"

A generous dual aspect lounge with feature fireplace housing a living flame gas fire, door to rear garden and door to:

### CONSERVATORY

11'6" x 10'7"

With tiled floor and door to rear garden.

### KITCHEN DINER

15'5" x 9'0" (max)

Fitted with a comprehensive range of cream base and wall units complemented by granite work surfaces with undercounter sink, a built-in four ring gas hob, electric oven with extractor, plus integrated fridge with freezer below.

## FIRST FLOOR

### BEDROOM ONE

12'9" x 10'3"

Situated to the rear of the property overlooking the back garden with built-in wardrobe/storage.

### BEDROOM TWO

12'9" x 9'5"

Overlooking the front of the property with built-in wardrobe/ storage.

### BEDROOM THREE

9'9" x 6'11"

Overlooking the rear garden

### BATHROOM/WC

Fully tiled bathroom with a white suite which has a 'P' shaped panelled bath and a vanity area with granite top.

### EXTERNAL

The property has a generous rear garden with walled patio leading to a large lawn with mature planting areas, access to both sides of the property and a spacious frontage with lawn, ample parking on the block paved driveway and SINGLE GARAGE.

### NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





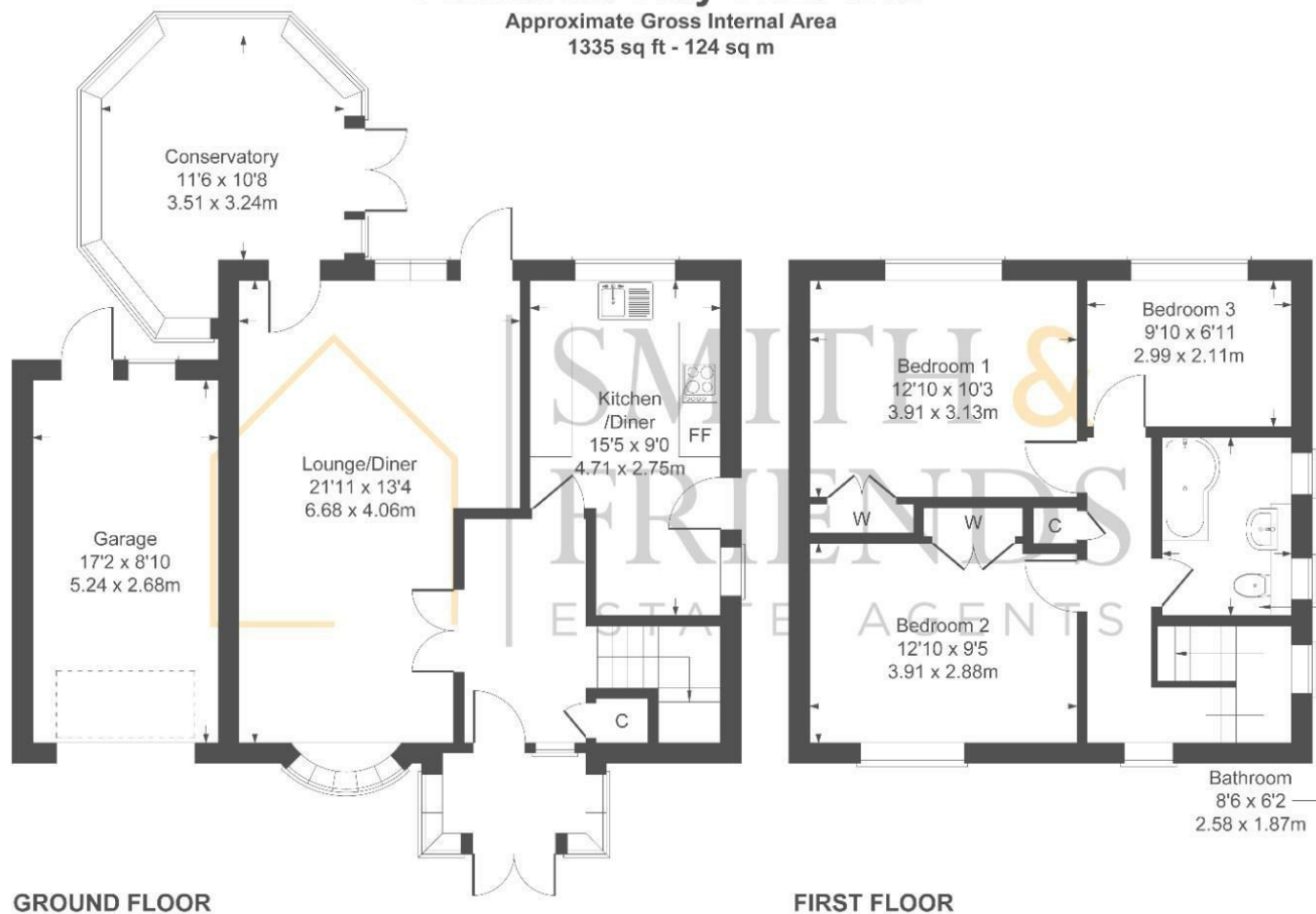




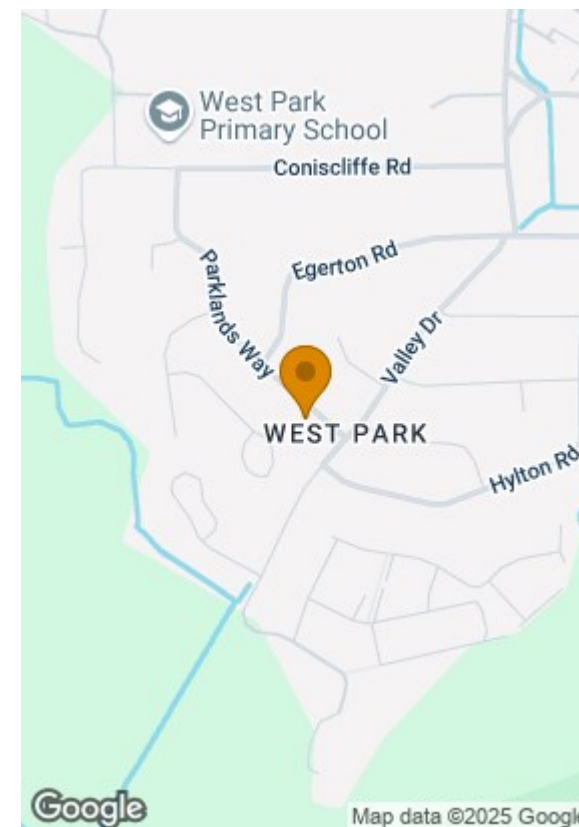


# Parklands Way TS26 0AS

Approximate Gross Internal Area  
1335 sq ft - 124 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	80
EU Directive 2002/91/EC		

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

