



Parklands Way, West Park, TS26 0AP
3 Bed - Bungalow - Detached
£275,000

EPC Rating: E
Tenure: Freehold
Council Tax Band: D



Parklands Way

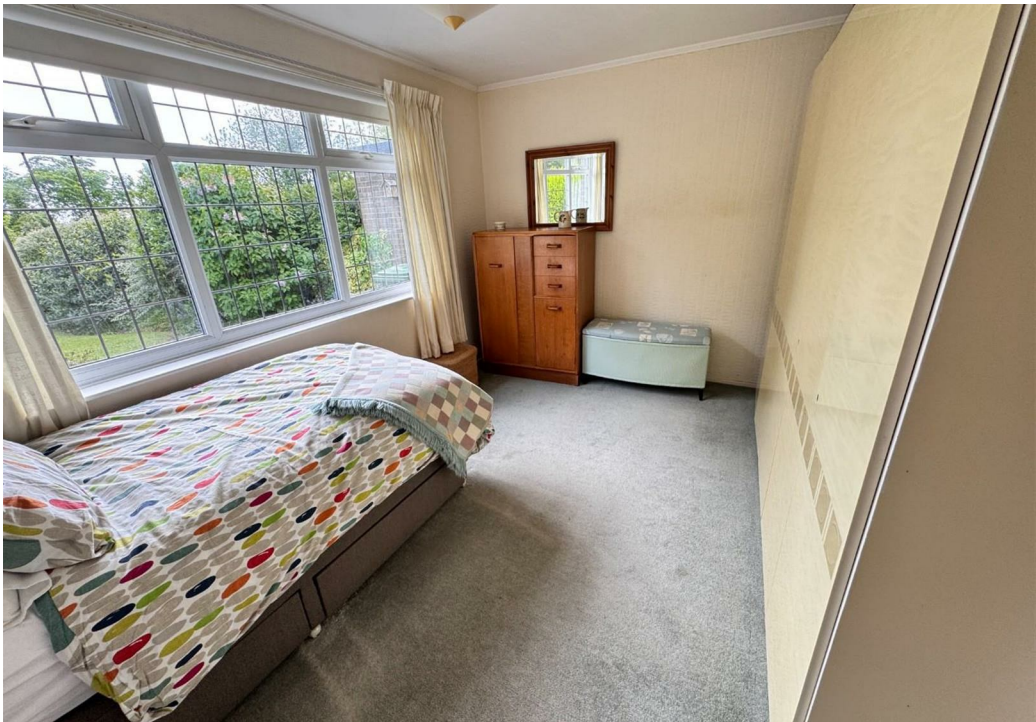
West Park Hartlepool TS26 0AP

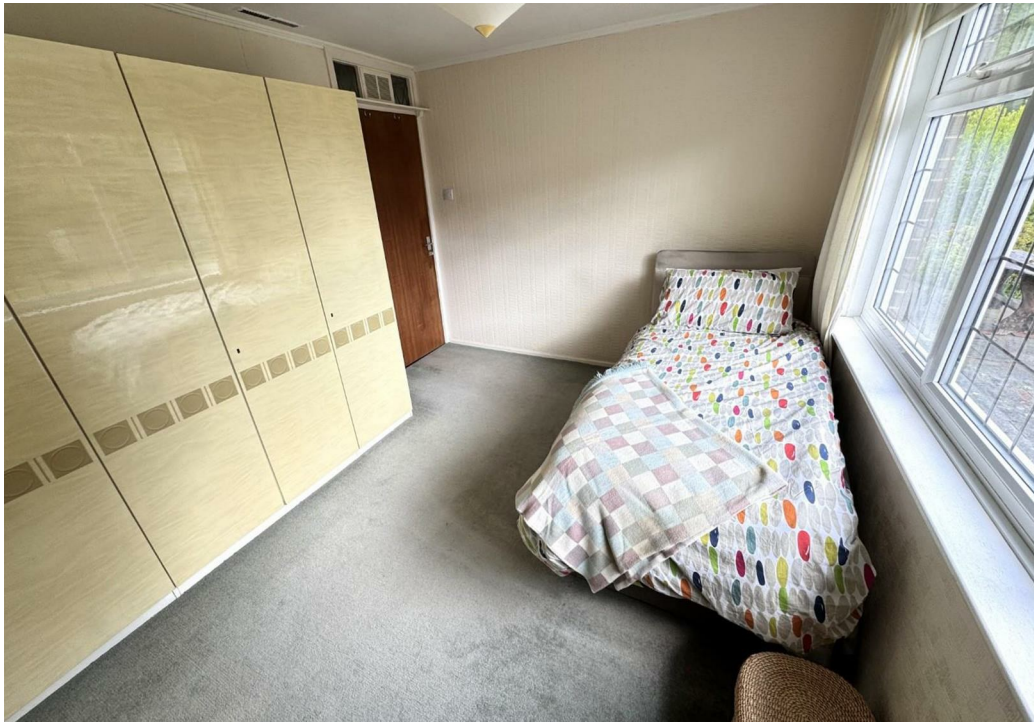
A rarely available THREE BEDROOM detached bungalow occupying a favourable position on Parklands Way in a prestigious part of the West Park Estate. The home is set back from the road and commands a generous plot, with undoubted potential to extend and enhance the accommodation currently on offer. West Park Primary school is within a short stroll of the property, whilst Ward Jackson Park and High Tunstall College are conveniently located within walking distance.

The current layout briefly comprises: entrance hall with access to a comfortable lounge, separate dining room which links to the kitchen and features patio doors to the rear garden, three bedrooms, shower room and separate WC. The potential is evident throughout, whilst externally are generous, well cared for gardens, useful off street parking and detached garage. The enclosed rear garden benefits from lawn and patio areas with a high degree of privacy.

Parklands Way can be accessed via Coniscliffe Road, Egerton Road and Valley Drive. The bungalow is offered with NO CHAIN INVOLVED. Contact Smith & Friends for viewing arrangements.











ENTRANCE HALL

An 'L' shaped entrance hall accessed via uPVC double glazed entrance door to the front, built-in double cloaks cupboard, additional shelved storage cupboard, hatch to loft space.

LOUNGE

10'9 x 16'6 (3.28m x 5.03m)

A comfortable lounge with a large uPVC double glazed window to the front aspect, coving to ceiling.

DINING ROOM

8'10 x 10'7 (2.69m x 3.23m)

Enjoying beautiful views of the rear garden via double glazed patio doors, coving to ceiling, door to kitchen.

KITCHEN

8'9 x 9' (2.67m x 2.74m)

Fitted with a range of units to base and wall level with roll-top work surface, inset single drainer stainless steel sink unit with mixer tap, space for free standing appliances including space for cooker, recess for washing machine and space for fridge, uPVC double glazed window enjoying views of the rear garden, uPVC double glazed side door.

BEDROOM ONE

9'6 x 12'9 (2.90m x 3.89m)

A good size master bedroom with uPVC double glazed window enjoying views of the rear garden, coving to ceiling.

BEDROOM TWO

9'11 x 10'7 (3.02m x 3.23m)

uPVC double glazed window to the front aspect, coving to ceiling.

BEDROOM THREE

7'6 x 6'10 (2.29m x 2.08m)

Again, benefitting from views of the rear garden via uPVC double glazed window to the rear aspect, coving to ceiling.

SHOWER ROOM

5'5 x 4'10 (1.65m x 1.47m)

Walk-in shower area with Mira Advance thermostatic shower, pedestal wash hand basin with dual taps, low maintenance panelling to walls, non-slip flooring, uPVC double glazed window to the front aspect.

SEPARATE WC

Fitted with a wall mounted WC, matching panelling to walls and non-slip flooring, uPVC double glazed window to the front aspect.

EXTERNALLY

The bungalow occupies a pleasant set back position, with a predominantly lawned front garden and planted borders. A driveway provides useful off street parking for two cars, whilst leading to the detached garage. A gate to the side leads through to the generous rear garden enjoying a high degree of privacy, with a large patio area, lower lawn with established border and additional space to the rear of the garden; a useful timber storage shed/potting shed is included.

DETACHED GARAGE

20'10 x 8'4 (6.35m x 2.54m)

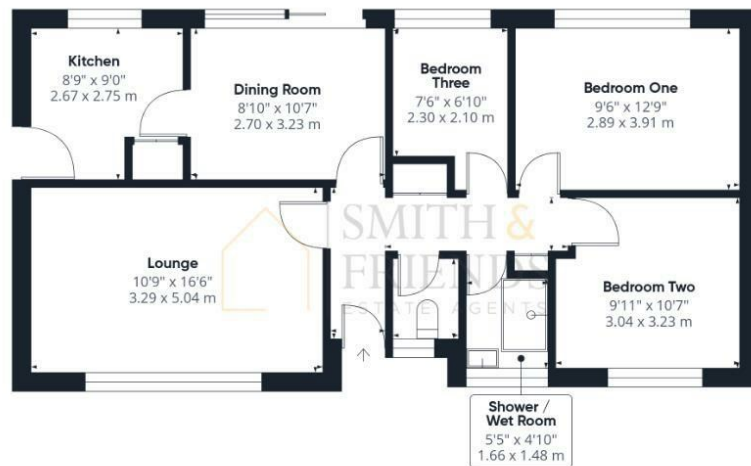
Accessed via an up and over door to the front, lighting, sockets, uPVC double glazed personal door to the side.

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.







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
933 ft²
86.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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		EU Directive 2002/91/EC

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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.

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