



Egerton Road, West Park, TS26 0BW
3 Bed - House - Detached
Offers In The Region Of £310,000

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Egerton Road West Park, TS26 0BW

A beautifully positioned and rarely available three bedroom detached property occupying a large plot on Egerton Road in a highly desirable area of West Park. The home offers well proportioned and EXTENDED ACCOMMODATION ideal for family requirements, with three reception rooms and a modern extended kitchen/breakfast room. An internal viewing comes recommended to appreciate both the space and further potential on offer, whilst current features include gas central heating, uPVC double glazing and a secure burglar alarm system. The layout of the property comprises: entrance porch with access through to the generous and inviting entrance hall which incorporates a useful study area, access to the ground floor cloakroom/WC and stairs to the first floor. The family lounge leads through to the dining room which in turn provides access to both the kitchen and garden room extension. The kitchen has been extended with a useful utility area leading into the kitchen area with modern white gloss units, granite worktops and built-in double oven, hob and extractor. To the first floor are three good sized bedrooms which are served by the family bathroom and separate WC. Externally the property is approached by a block paved driveway allowing ample off street parking, whilst leading to the attached garage. A large gate to the side opens to a hardstanding area ideal for a motor home/secure parking. The superb enclosed side and rear gardens offer ample privacy with well stocked borders, lawn and pleasant patio areas. A 'courtyard' style garden to the side of the property provides external storage and features a personal door to the garage. The gardens can only truly be appreciated on an internal inspection and offer an enviable place to entertain family and friends. With plans previously passed to further extend the home, there is undoubted potential to add to the accommodation (subject to the usual planning consents). VIEWING RECOMMENDED.











ENTRANCE PORCH 9'1 x 4'11 (2.77m x 1.50m)

Accessed via double glazed entrance door, double glazed windows, uPVC double glazed door to the entrance hall with matching side screen, renewed GRP roof.

ENTRANCE HALL 15'11 x 11'2 (4.85m x 3.40m)

A spacious and inviting entrance hall which incorporates a study area, stairs to the first floor and access to a useful ground floor cloakroom/WC, whilst further benefitting from an under stairs storage cupboard.

GROUND FLOOR CLOAKROOM/WC 8'7 x 3'11 (2.62m x 1.19m)

Fitted with a two piece suite comprising: wash hand basin and low level WC, useful storage cupboard with bi-fold door.

LOUNGE 16'5 x 12'2 (5.00m x 3.71m)

A pleasant family lounge with a large uPVC double glazed window to the front aspect, feature stone chimney with inset gas fire, archway to dining room.

DINING ROOM 8'8 x 12'2 (2.64m x 3.71m)

Ideally situated off the kitchen, whilst incorporating bi-fold doors to the garden room extension.

GARDEN ROOM EXTENSION 12'7 x 12' (3.84m x 3.66m)

Offering a pleasant transition between the home and garden with uPVC double glazed French doors, renewed GRP roof.

UTILITY AREA 11'2 x 8'6 (3.40m x 2.59m)

Fitted with a range of white gloss units with contrasting worktop, recess for washing machine and space for dryer, useful storage cupboards, uPVC double glazed side door.

KITCHEN/BREAKFAST AREA 12' x 11'2 (3.66m x 3.40m)

Fitted with a modern range of white gloss units to base and wall level with contrasting granite work surfaces and attractive tiled splashback, built-in double oven to eye level, separate four ring gas hob, recess for free standing fridge/freezer, attractive views of the rear garden, space for dining table and chairs, renewed GRP roof.

FIRST FLOOR: LANDING

Accessed via turned staircase with uPVC double glazed window giving natural light to both the landing and ground floor entrance hall, hatch to loft space, access to three bedrooms, bathroom and separate WC.

BEDROOM 1 13'9 into wardrobes x 13'1 (4.19m into wardrobes x 3.99m)

A generous master bedroom which incorporates a range of fitted wardrobes with hanging rails and shelving, large uPVC double glazed window to the front aspect.

BEDROOM 2 12'1 x 11'5 (3.68m x 3.48m)

A good sized second bedroom with uPVC double glazed window overlooking the rear garden.

BEDROOM 3 9'10 x 9'10 (3.00m x 3.00m)

uPVC double glazed window to the front aspect.

BATHROOM 9'4 x 5'5 (2.84m x 1.65m)

Fitted with a three piece coloured suite comprising: corner shower cubicle, panelled bath and wash hand basin.

SEPARATE WC

Fitted with a low level WC in white.

OUTSIDE

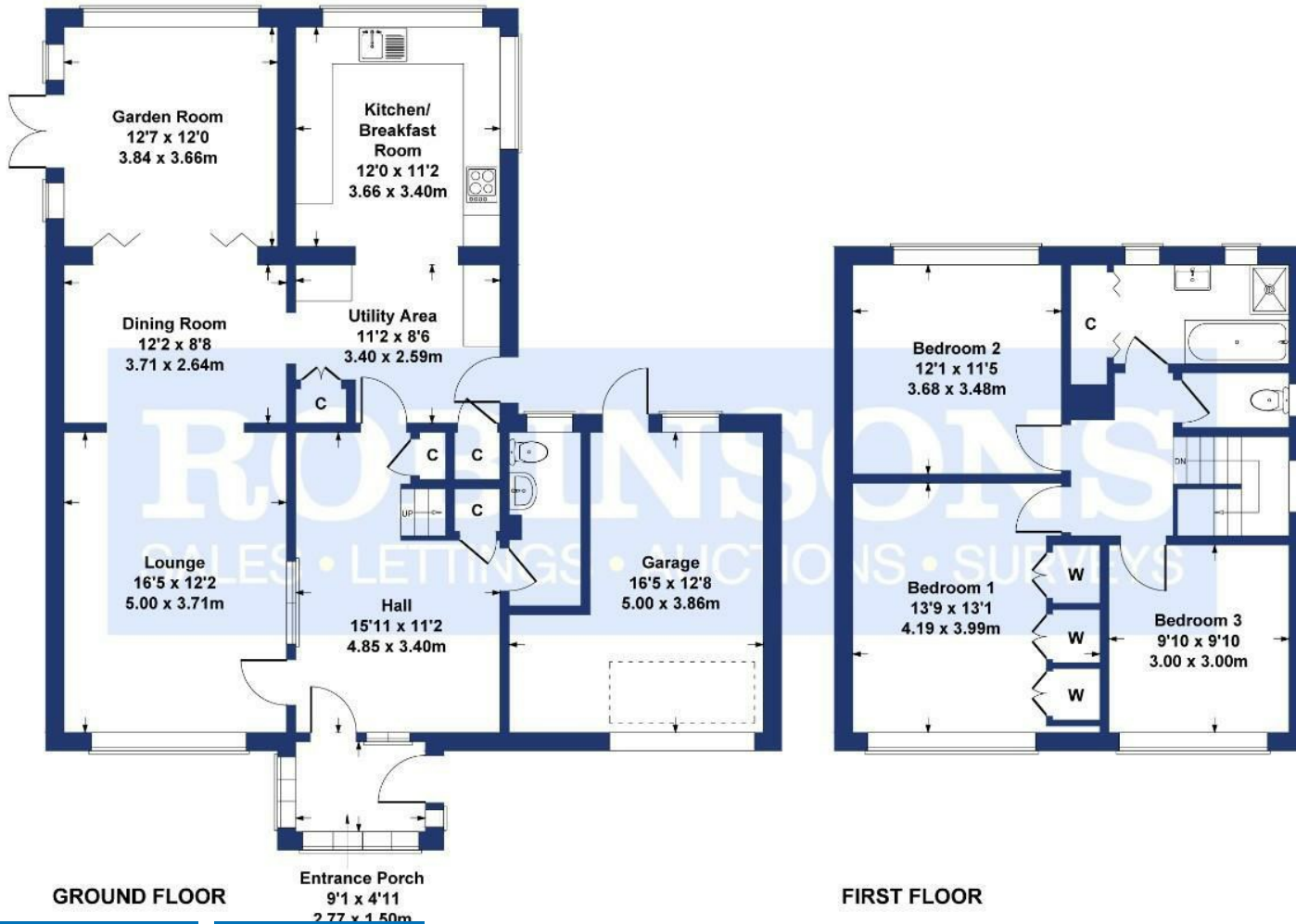
The property features a low maintenance, part lawned front garden with well stocked border, brick boundary wall and block paved driveway providing ample off street parking, whilst leading to the garage. A gate to the side of the property leads through to the rear garden, with an additional wide opening gate offering access to a hard standing area ideal for a motor home/secure parking. The superb and well stocked rear garden offers a high degree of privacy and incorporates both lawn and patio areas, with a useful timber storage shed and greenhouse included. The rear and side garden offering an enviable place to entertain both family and friends. The enclosed side garden gives access to the garage via a personal door and features two brick outhouses ideal for external storage. PIR external lighting to Gardens.

GARAGE 16'6 x 8'9 extending to 12'8 (5.03m x 2.67m extending to 3.86m)

Remote controlled electric sectional garage door to the front, uPVC double glazed personal door from the garden, uPVC double glazed window to the rear aspect, electric light and power points, renewed GRP roof.



Egerton Road
 Approximate Gross Internal Area
 1784 sq ft - 166 sq m



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(02 plus) A
(81-91) B			(01-11) B
(69-80) C			(09-49) C
(55-68) D			(05-58) D
(39-54) E			(08-54) E
(21-38) F			(11-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

Current: 74, Target: 83

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020



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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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