



A rarely available three bedroom detached property occupying a pleasant position on Millston Close in a popular part of Naisberry Park. The home offers well cared for accommodation ideal for family requirements with lounge, separate dining room and conservatory extension. An internal viewing comes recommended, with further benefits including gas central heating and uPVC double glazing. The layout briefly comprises: entrance hall with stairs to the first floor, guest cloakroom/WC, bay fronted lounge with feature fire surround and electric fire, separate dining room which links to both the kitchen and conservatory extension. The kitchen incorporates a range of units to base and wall level with a built-in double oven, hob and extractor. A useful utility room completes the ground floor, whilst to the first floor are three bedrooms, all with built-in wardrobes, they are served by the family bathroom which is fitted with a four piece suite. Externally are well cared for gardens to the front and rear, with a driveway in front of the garage providing useful off street parking. The enclosed rear garden enjoys a south westerly aspect and should prove to be a suntrap in the summer months. **VIEWING RECOMMENDED.**

Millston Close, Hartlepool, TS26 0PX

3 Bedroom - House - Detached

£235,000

EPC Rating:

Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Millston Close, Hartlepool, TS26 0PX



GROUND FLOOR

ENTRANCE HALL

11'8 x 4'6 (3.56m x 1.37m)

Accessed via panelled entrance door, stairs to the first floor, cloaks cupboard, fitted carpet, single radiator.

GUEST CLOAKROOM/WC

5' x 3'8 (1.52m x 1.12m)

Fitted with a two piece white suite and chrome fittings comprising: wall mounted wash hand basin with chrome dual taps, WC, tiled splashback, uPVC double glazed window to the front aspect, single radiator.

FRONT LOUNGE

15'11 x 10'8 (4.85m x 3.25m)

A good size lounge with uPVC double glazed bay window to the front aspect, feature fire surround with 'marble' style back and base, electric fire, fitted carpet, dado rail, coving to ceiling, double radiator, glazed French doors to the dining room with matching side screens.

DINING ROOM

9'7 x 9'4 (2.92m x 2.84m)

uPVC double glazed patio doors to the conservatory, door into the kitchen, fitted carpet, dado rail, coving to ceiling, single radiator.

CONSERVATORY EXTENSION

7'5 x 10'2 (2.26m x 3.10m)

Offering a pleasant transition between the home and garden via uPVC double glazed French doors, fitted carpet, single radiator, protective blinds included.

KITCHEN

11'8 x 9'8 (3.56m x 2.95m)

Fitted with range of units to base and wall level with complementing work surfaces, incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in Stoves double oven with matching four ring electric hob above and extractor over, tiled splashback and flooring, space for free standing fridge/freezer, uPVC double glazed window looking out to the rear garden, coving to ceiling, single radiator.

UTILITY ROOM

7'9 x 7'11 (2.36m x 2.41m)

Matching range of units to base and wall level with complementing work surfaces incorporating an inset one and a half bowl single drainer sink unit with chrome mixer tap, tiled splashback and flooring, space for washing machine and tumble dryer, gas central heating boiler, uPVC double glazed window looking out to the rear garden, uPVC double glazed side door, coving to ceiling.

FIRST FLOOR

LANDING

Accessed via turned stairs, fitted carpet, airing cupboard, hatch to loft space.

BEDROOM ONE

13'9 x 10'6 (4.19m x 3.20m)

A good size master bedroom with mirror fronted sliding wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, convactor radiator.

BEDROOM TWO

9'9 x 8'9 (2.97m x 2.67m)

Mirror fronted sliding wardrobes, uPVC double glazed window to the rear aspect, fitted carpet, single radiator.

BEDROOM THREE

8'3 x 8'8 (2.51m x 2.64m)

Built-in single wardrobe, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

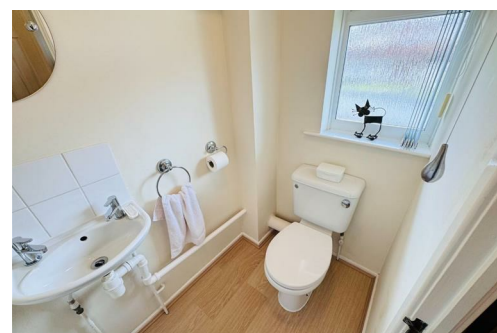
FAMILY BATHROOM/WC

5'7 x 8'7 (1.70m x 2.62m)

Fitted with a four piece white suite and chrome fittings comprising: panelled bath with chrome dual taps, shower cubicle with electric shower, pedestal wash hand basin with chrome mixer tap, WC, tiled splashback, laminate flooring, uPVC double glazed window to the front aspect, single radiator.

EXTERNALLY

The property offers a low maintenance front garden with lawn, planted area and paved driveway. A gate to the side leads through to the generous enclosed rear garden which enjoys a south westerly aspect with lawn, patio area and established border, with fenced boundaries.



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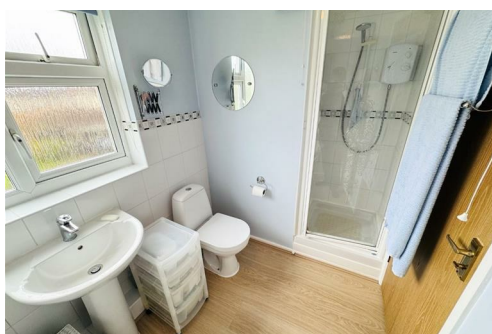
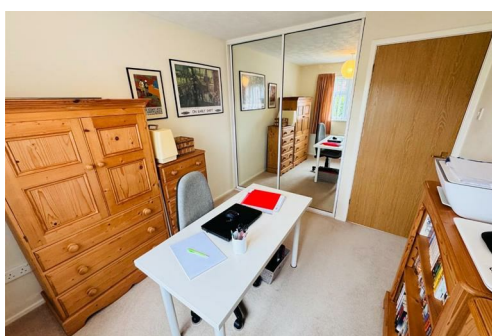
GARAGE

17'6 x 8'8 (5.33m x 2.64m)

Accessed via up and over door to the front, lighting and sockets.

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.



Millston Close, Hartlepool, TS26 0PX



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1182.84 ft²
109.89 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.

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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. We 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.

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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