



***** NO CHAIN INVOLVED ***** A stunning, recently upgraded and refurbished detached property occupying a favourable set back position on Mountston Close in a popular part of Deer Park. The home offers meticulously presented accommodation, with a beautiful open plan kitchen/diner/sitting room alongside a comfortable lounge with media wall, separate garden room with new roof and superb refitted bathroom. An ideal purchase for a wide variety of buyers, with further benefits including upgraded flooring and internal doors, full redecoration, gas central heating, uPVC double glazing and solar panels.

An internal viewing comes recommended to appreciate the quality of accommodation on offer, with a layout which briefly comprises: welcoming entrance hall with attractive panelling, stairs to the first floor and access to a useful guest cloakroom/WC, the lounge features a media wall with television recess, whilst the open plan kitchen/diner/sitting room offers an enviable place for entertaining family and friends with a range of integrated appliances, matching island with breakfast bar and access into the garden room extension. To the first floor are three bedrooms and the family bathroom which incorporates a beautiful three piece suite.

Externally is a low maintenance front, with a block paved driveway providing useful off street parking. The garage is accessed via a remote controlled roller door. The generous enclosed rear garden features lawn and patio areas. Mountston Close is located off Springston Road in a popular part of Deer Park, close to schools and amenities. **VACANT POSSESSION ASSURED.**

Mountston Close, Hartlepool, TS26 0LR

3 Bedroom - House - Detached

£240,000

EPC Rating:

Tenure: Freehold

Council Tax Band: D



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GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door with uPVC double glazed side screen, 'herringbone' style flooring, attractive panelling to part walls, convector radiator, turned staircase to the first floor with fitted carpet and under stairs storage cupboard, upgraded glazed internal doors.

GUEST WC

Fitted with a two piece white suite and chrome fittings comprising: inset wash hand basin with chrome dual taps and vanity cabinet below, concealed WC with matching back and vanity area above, tiling to walls, 'herringbone' style flooring, uPVC double glazed frosted window to the front aspect, chrome heated towel radiator.

FRONT LOUNGE

9'11 x 12'8 (3.02m x 3.86m)

A pleasant lounge which incorporates a media wall with television and display recesses with downlighting, uPVC double glazed 'bow' style window to the front aspect, fitted carpet, convector radiator.

OPEN PLAN KITCHEN/DINER/SITTING ROOM

26'8 x 11'1 (8.13m x 3.38m)

KITCHEN/DINING AREA

Fitted with a quality range of 'shaker' style units to base and wall level with contrasting granite worktops and matching splashback incorporating an inset 'Belfast' style sink with gold mixer tap over, built-in electric oven, integrated dishwasher and washing machine, integrated fridge and freezer, walk-in pantry, uPVC double glazed window to the rear aspect, matching island with breakfast bar area, four ring touch hob and illuminated extractor hood over, 'herringbone' style flooring, inset spotlighting to ceiling, uPVC double glazed French doors to the rear garden, modern 'column' style vertical radiator.

SITTING AREA

uPVC double glazed window to the rear aspect, matching flooring, inset spotlighting to ceiling, wall mounted television point, convector radiator, access to:

GARDEN ROOM

10'10 x 9'8 (3.30m x 2.95m)

Currently used as a child's playroom, with the addition of a new roof and inset spotlighting, uPVC double glazed French doors to the garden, uPVC double glazed windows, lighting, sockets and wall mounted electric heater.

FIRST FLOOR

LANDING

Matching panelling, fitted carpet, uPVC double glazed window to the side aspect, upgraded internal doors.

BEDROOM ONE

10'7 x 11'2 (3.23m x 3.40m)

A good sized master bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

BEDROOM TWO

9'11 x 11'7 (3.02m x 3.53m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM THREE

7'6 x 8'7 (2.29m x 2.62m)

Currently used as a dressing room, with uPVC double glazed window to the front aspect, over stairs storage cupboard, fitted carpet, convector radiator, hatch to loft space.

FAMILY BATHROOM/WC

6'11 x 5'5 (2.11m x 1.65m)

Fitted with an impressive three piece white suite and gold fittings comprising: panelled bath with central mixer tap and mains shower over with separate attachment, protective glass shower screen, wall mounted wash hand basin with chrome mixer tap, close coupled WC, attractive 'marble' style tiling to splashback and flooring, extractor fan, uPVC double glazed window to the rear aspect, heated towel radiator.



Mountston Close, Hartlepool, TS26 0LR



EXTERNALLY

The property features a low maintenance, part levelled front, with a block paved driveway providing useful off street parking, whilst leading to the garage. A gate to the side leads through to the generous enclosed rear garden incorporating lawn and patio areas with fenced boundaries.

GARAGE

8'8 x 13'3 (2.64m x 4.04m)

Accessed via a remote controlled roller door to the front.

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.



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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1132.81 ft²
 105.24 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.

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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	

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.

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

www.smith-and-friends.co.uk



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