



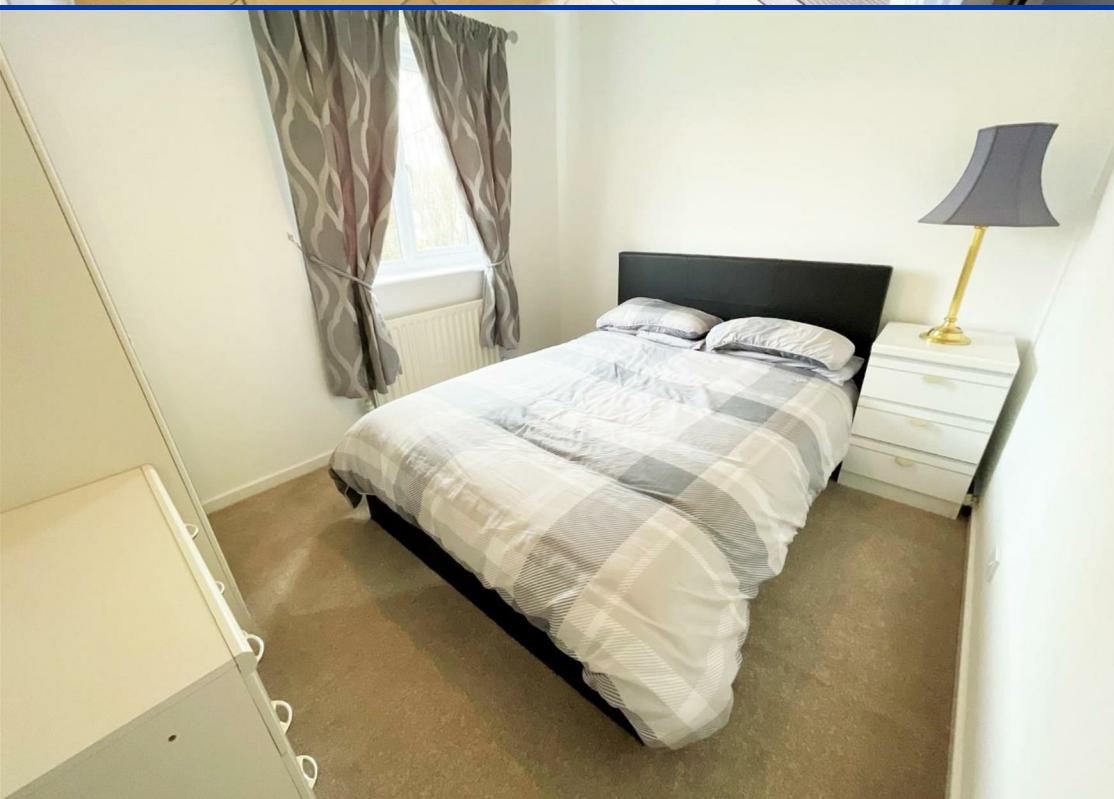
**Brimston Close, Deer Park, TS26 0QA**  
**4 Bed - House - Detached**  
**£250,000**

**Council Tax Band: D**  
**EPC Rating: C**

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A generous and well proportioned **FOUR** bedroom **DETACHED** property positioned on an excellent corner plot. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with access to a useful ground floor cloakroom/WC, the generous lounge is open plan into a rear reception/dining room. The kitchen includes a built-in oven, hob and grill and opens into the utility room. To complete the ground floor is the utility room which has space for a washing machine, fridge and freezer. To the first floor are four bedrooms, the master bedroom benefitting from an en-suite shower room. The family bathroom is fitted with a three piece suite comprising: panelled bath, pedestal wash hand basin and close coupled WC. Externally is off street parking for a number of vehicles, mainly laid to stones and lawn leading to the integral garage. The generous rear garden is well presented and is mainly laid to with lawn with patio seating area. Brimston Close is located in the Deer Park area of Hartlepool close to schools and amenities.





## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door with glass inserts, staircase to the first floor, radiator, access to ground floor cloakroom/WC and lounge.

### GROUND FLOOR CLOAKROOM/WC

Fitted with a two piece suite comprising: corner wash hand basin, WC, radiator, uPVC double glazed window to the front aspect.

### LOUNGE

19'5" into bay x 13'5" (5.93m into bay x 4.11m)

uPVC double glazed bay window to the front aspect, chrome inset gas fire.

### DINING ROOM

11'3" x 8'7" (3.44m x 2.62m)

uPVC double glazed patio doors to the rear garden, door to kitchen, radiator.

### KITCHEN

11'2" x 8'0" (3.41m x 2.44m)

Fitted with a range of base and wall units with roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in Hotpoint oven and grill, gas hob, radiator, storage cupboard, uPVC double glazed window to the rear aspect, leading to utility room.

### UTILITY ROOM

7'1" x 8'11" (2.18m x 2.73m)

Fitted with base and wall units incorporating a single drainer stainless steel sink unit, space for free standing washing machine, fridge and fridge/freezer, uPVC double glazed window to the rear aspect, uPVC double glazed door to the rear garden, access to garage.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, storage cupboard, access to fully boarded loft via a pull down ladder.

### BEDROOM 1

10'0" x 10'5" (3.05m x 3.18m)

uPVC double glazed window to the front aspect, radiator.

### EN SUITE SHOWER ROOM/WC

Fitted with a three piece suite comprising: walk-in shower cubicle, wash hand basin, close coupled WC, uPVC double glazed window to the side aspect, radiator.

### BEDROOM 2

8'8" x 10'5" (2.65m x 3.18m)

uPVC double glazed window to the rear aspect, radiator.

### BEDROOM 3

8'8" x 6'3" (2.65m x 1.91m)

uPVC double glazed window to the rear aspect, radiator.

### BEDROOM 4

10'1" x 4'11" (3.09m x 1.52m)

uPVC double glazed window to the front aspect, fitted sliding wardrobes, storage cupboard, radiator.

### BATHROOM/WC

6'7" x 6'9" (2.02m x 2.06m)

Fitted with a three piece suite comprising: panelled bath with shower over, wash hand basin, close coupled WC, uPVC double glazed window to the side aspect, tiling to walls, radiator.

### OUTSIDE

To the front of the property is a well maintained garden with established borders, shrubs and trees, with parking for a number of vehicles leading to the GARAGE. A gate to the side of the property leads to the generous sized rear garden which is mainly laid to lawn with patio area.

### 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.

### TENURE

We are led to believe that this property is FREEHOLD. This will be confirmed with solicitors once a sale has been agreed.

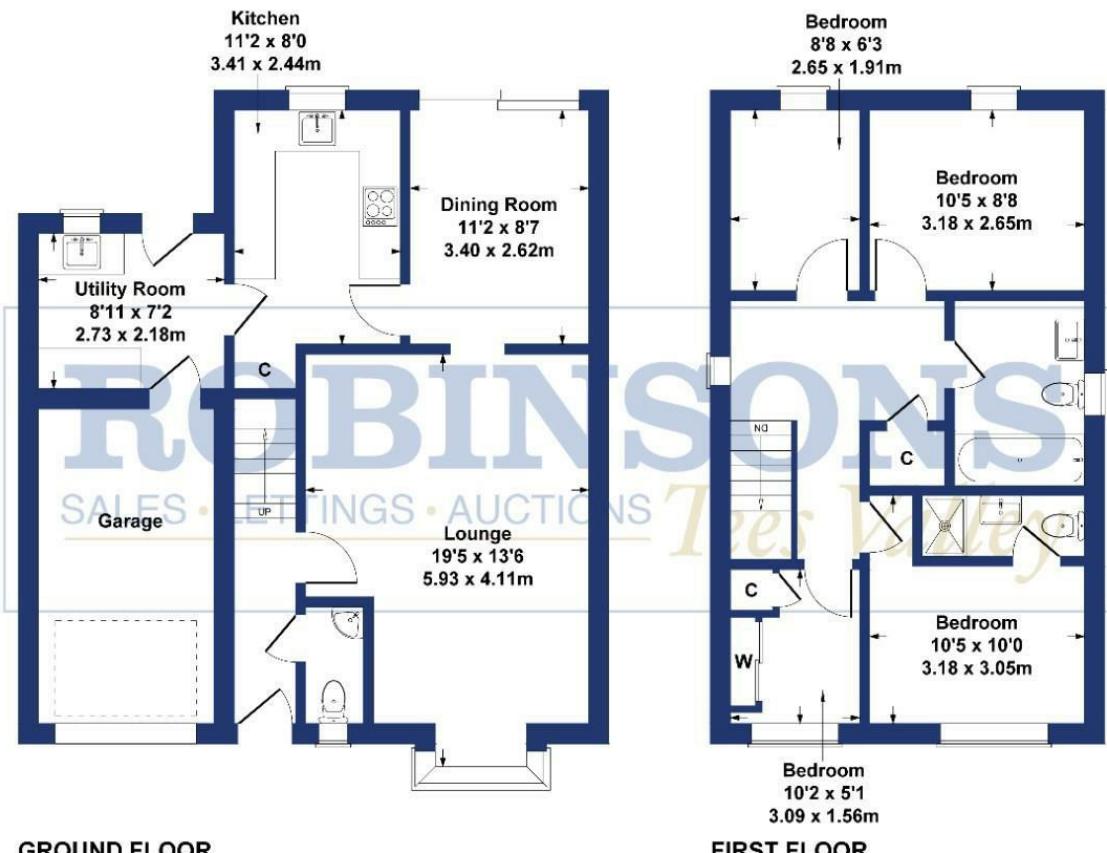




## Brimston Close

Approximate Gross Internal Area

1087 sq ft - 101 sq m



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.

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons 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	83
(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