



**Saddleston Close, Deer Park, Hartlepool,  
TS26 0EZ  
2 Bed - Bungalow - Detached  
£200,000**

**Council Tax Band: C  
EPC Rating: C  
Tenure: Freehold**



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## Saddleston Close, Deer Park, TS26 0EZ

**\*\* CONSERVATORY EXTENSION \*\* NO CHAIN INVOLVED \*\*** We are delighted to offer for sale this superb two bedroom detached bungalow. It is well positioned within this quiet cul-de-sac in this highly regarded Deer Park area of Hartlepool. The bungalow has a number of pleasing features which include a private rear garden, long drive which offers ample off street car parking and garage. The floor plan briefly comprises: entrance porch opening into the 'L' shaped entrance hall which gives access to all rooms. The spacious lounge has a 'traditional' style fire surround with inset living flame electric fire and is large enough to accommodate a dining table and chairs. The kitchen has been fitted with a comprehensive range of wall, base and drawer units and includes a built-in gas hob and electric double oven, along with 'in cupboard' washing machine. The kitchen gives access to the uPVC double glazed conservatory with double glazed roof panels which in turn opens onto the rear garden. Located from the hall are two bedrooms, the master bedroom having built-in fitted bedroom furniture. To complete the accommodation is a shower room/WC which comprises of a large walk-in shower cubicle with thermostatic shower fitting and has co-ordinated tiling. Externally are gardens to front and rear, with the latter enjoying a good degree of privacy. A long driveway provides ample off street car parking and leads to the detached garage which has a grassed area to the side. The bungalow has also undergone a program of redecoration and new carpets prior to coming to market. Internal viewing comes highly recommended to fully appreciate this competitively priced bungalow.

### ENTRANCE PORCH

uPVC double glazed glass panelled door, door into the hallway.

### HALLWAY

**2'8 x 7'9 (0.81m x 2.36m)**

Loft access, radiator.

### LOUNGE

**11' x 17' (3.35m x 5.18m)**

uPVC double glazed bow window to front, living flame 'coal' effect electric fire with modern surround, radiator.

### KITCHEN

**10'1 x 7'8 (3.07m x 2.34m)**

Fitted with a range of wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and double oven, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to rear, radiator, uPVC double glazed glass panelled door opening into the conservatory.

### CONSERVATORY

**12'5 x 7'7 (3.78m x 2.31m)**

uPVC double glazed conservatory, with double glazed roof panels, uPVC double glazed glass panelled door opening onto the rear garden, radiator.

### BEDROOM 1 (rear)

**9'4 x 13'7 (2.84m x 4.14m)**

uPVC double glazed window to rear, built-in wardrobes, radiator.

### BEDROOM 2 (front)

**8'6 x 10'3 (2.59m x 3.12m)**

uPVC double glazed bow window to front, radiator.

### SHOWER ROOM/WC

**5'6 x 7'2 (1.68m x 2.18m)**

White and chrome suite with corner cubicle and wall mounted thermostatic shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls and flooring, extractor fan, chrome towel radiator, uPVC double glazed window.

### EXTERNALLY

The rear garden affords a good degree of privacy and is mainly laid to lawn with two paved patio areas. The open plan front garden is laid to lawn, to the side the ample driveway leads to the detached garage.

### DETACHED GARAGE

uPVC side door, electric roller shutter door, power and lighting.

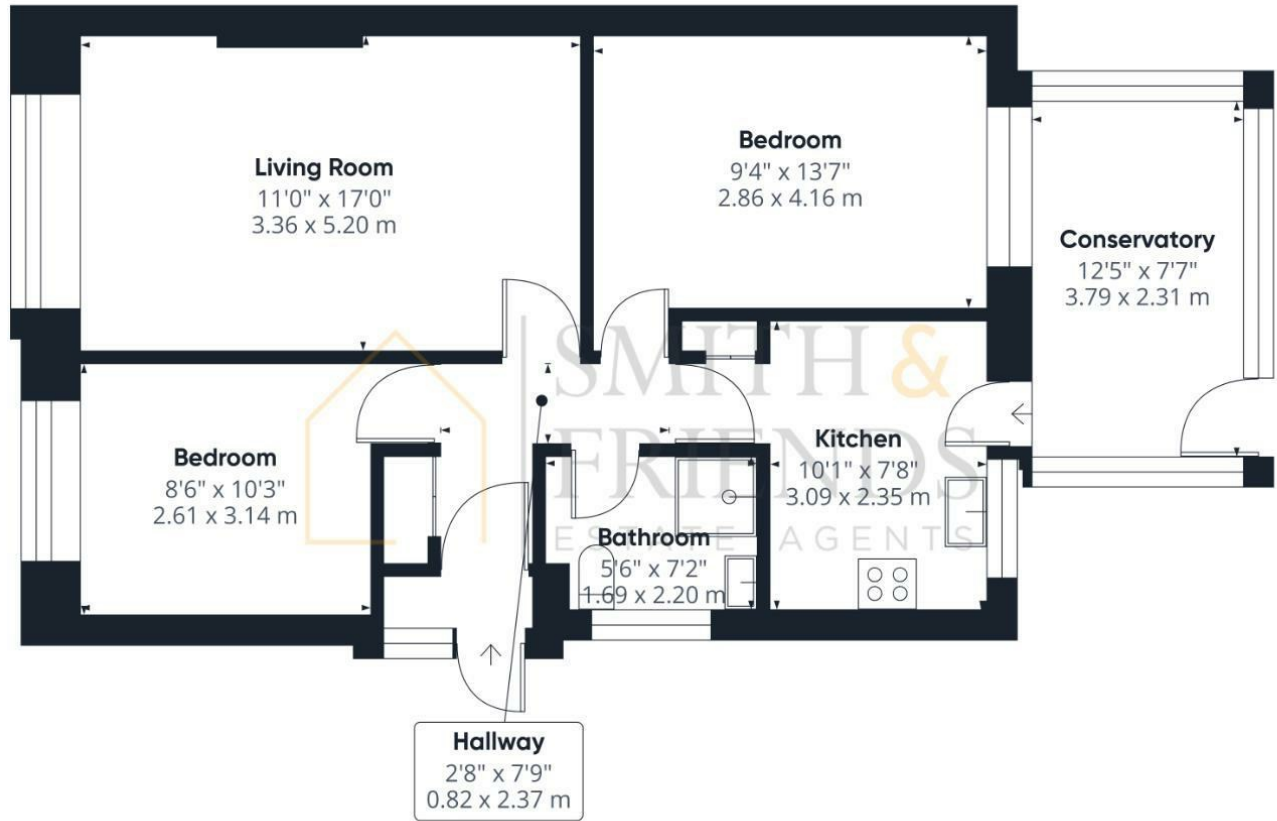
### NB

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.







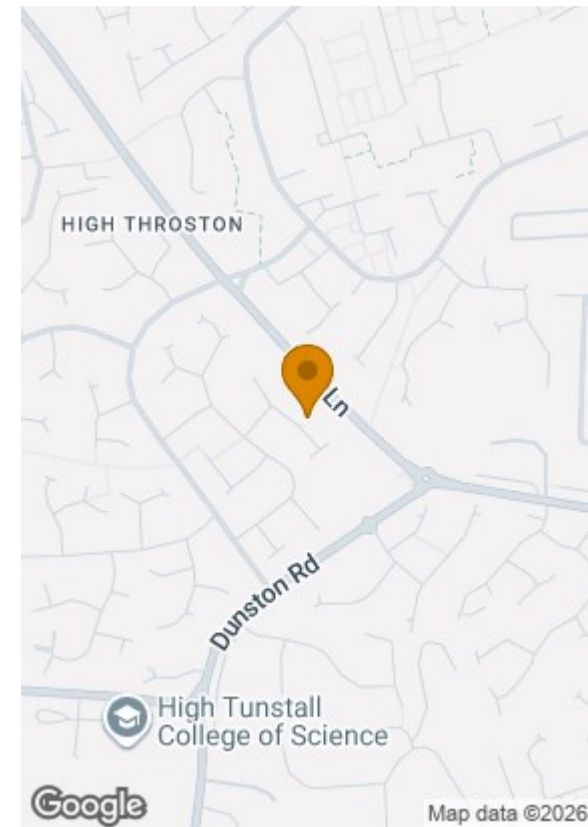


Approximate total area<sup>(1)</sup>  
700 ft<sup>2</sup>  
65.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	74
		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. 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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