



Rillston Close, Deer Park, TS26 0PS
3 Bed - House - Detached
£189,950

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



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Rillston Close

Deer Park Hartlepool TS26 0PS

*** REDUCED *** VIEWING RECOMMENDED *** NO CHAIN INVOLVED *** A modern three bedroom DETACHED property located in a popular part of Deer Park, with the benefit of a generous rear garden and good size conservatory extension. The home would make an ideal purchase for a first time buyer or young family and further benefits from uPVC double glazing and gas central heating. The internal layout comprises: entrance vestibule with stairs to the first floor, good size lounge with attractive fire surround, dining room with access into the kitchen and conservatory, the kitchen including a range of built-in appliances, three bedrooms and the bathroom which incorporates a three piece suite and chrome fittings. Externally is a low maintenance front garden, with a block paved driveway in front of the garage providing useful off street parking. The generous enclosed rear garden features lawn and patio areas. Rillston Close is located in a popular part of Deer Park off Hayston Road close to schools and amenities.









GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door, modern laminate flooring, staircase to the first floor with fitted carpet, radiator.

FRONT LOUNGE

14'7 into bay x 11'11 (4.45m into bay x 3.63m)

A good size lounge with an attractive feature fire surround with arched 'cast iron' style interior with decorative grate, uPVC double glazed bay window to the front aspect, 'oak' style laminate flooring, under stairs storage cupboard, coving to ceiling, white tall panelled radiator.

DINING ROOM

9'10 x 7'3 (3.00m x 2.21m)

Matching laminate flooring, coving to ceiling, uPVC double glazed French doors to the conservatory, double radiator.

CONSERVATORY EXTENSION

12'7 x 8'7 (3.84m x 2.62m)

A good size uPVC double glazed conservatory extension, ideal as a dining space with access to the rear garden, tiled flooring.

KITCHEN

9'10 x 7'3 (3.00m x 2.21m)

Fitted with 'shaker' style base, wall and drawer units with 'marble' effect working surfaces in a 'U' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in four ring ceramic hob with built-in stainless steel electric oven below, matching 'chimney' style canopy housing illuminated recirculating fan above, integrated fridge and separate freezer, dishwasher, space with plumbing for automatic washing machine (machine excluded), complementary tiling to splashback, tiling to floor, uPVC double glazed window.

FIRST FLOOR

LANDING

Storage cupboard with gas central heating boiler, uPVC double glazed window to the side aspect, additional storage cupboard, fitted carpet, hatch to loft space.

BEDROOM ONE

10'11 excluding wardrobes x 8'3 (3.33m excluding wardrobes x 2.51m)

Built-in mirrored wardrobes, uPVC double glazed window to the front aspect, modern laminate flooring, single radiator.

BEDROOM TWO

9'2 x 8'3 (2.79m x 2.51m)

uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

BEDROOM THREE

6'9 x 6'4 (2.06m x 1.93m)

Currently used as a home office with uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BATHROOM

6'2 x 6'2 (1.88m x 1.88m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower over, protective glass shower screen, inset wash hand basin with mixer tap, close coupled WC, attractive tiled splashback, vanity area and flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance lawned front garden with a block paved driveway allowing useful off street parking, whilst leading to the garage. A gate to the side leads through to a generous enclosed rear garden with lower block paved patio, raised lawn and additional patio area.

ATTACHED GARAGE

18' x 8'1 (5.49m x 2.46m)

Accessed via roller door to the front, personal door from the rear garden, light and sockets.

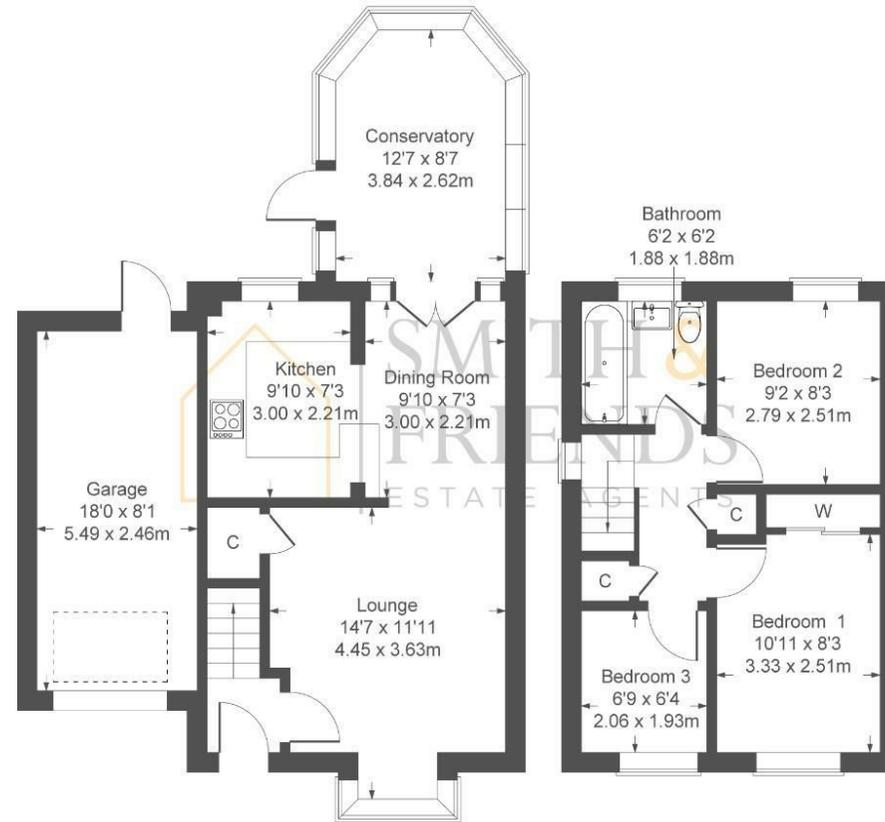
NB

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.



Rillston Close

Approximate Gross Internal Area
956 sq ft - 89 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(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. 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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