



**Saddleston Close, Deer Park, TS26 0EZ**  
**2 Bed - Bungalow - Detached**  
**£169,995**

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

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## Saddleston Close, Deer Park, TS26 0EZ

**\*\* WAS £179,995 \*\* RARELY AVAILABLE \*\* EARLY VIEWING RECOMMENDED \*\*** An impressive two bedroom detached bungalow which has the benefit of a sunny rear garden. It is located at the head of a cul de sac in the highly regarded Deer Park area and has local shopping facilities within strolling distance. Features include gas fired central heating, uPVC double glazing and the home has solar panels. The floor plan briefly comprises: entrance hall, spacious lounge/diner with 'traditional' style fire surround, fitted kitchen, rear porch/utility, two bedrooms, the master bedroom having built-in wardrobes, and a shower room/WC which is fitted with a white suite. Externally are easily maintained gardens to front and rear, the latter enjoying a high degree of privacy and has a sunny aspect. A long driveway to the side of the bungalow provides off street car parking for several vehicles and leads to the detached garage. Fitted carpets are included in the asking price. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

### ENTRANCE VESTIBULE

uPVC double glazed entrance door, composite door with double glazed inserts to:

### ENTRANCE HALL

Single radiator, coved ceiling, hatch to loft space which is accessed via a pull down ladder and has an electric light fitting.

### SPACIOUS LOUNGE/DINER (front)

17'3 x 11'1 overall (5.26m x 3.38m overall)

'Traditional' style fire surround with tiled hearth and upstand area, inset living flame gas fire, uPVC double glazed 'bow' style window, double radiator, single radiator, coved ceiling.

### FITTED KITCHEN

7'8 x 10'2 overall (2.34m x 3.10m overall)

Fitted with an excellent range of base, wall and drawer units with black 'marble' effect working surfaces incorporating inset single drainer stainless steel sink unit, space for cooker with gas cooker point (machine excluded), white 'chimney' style canopy housing illuminated extractor fan above, tiling to splashback, wall mounted Vaillant gas fired combination boiler, fitted breakfast bar with single radiator below, uPVC double glazed window, tiling to floor, coved ceiling, fluorescent light, uPVC double glazed door to:

### REAR PORCH/UTILITY

Wood double glazed windows, 'conservatory' style self cleaning roof, plumbing for automatic washing machine, space for tumble dryer (machines excluded), composite door with double glazed inserts to rear garden.

### BEDROOM 1 (rear)

13'6 x 9'4 overall (4.11m x 2.84m overall)

Built-in sliding wardrobes to either side of bed recess, uPVC double glazed window, single radiator, coved ceiling.

### BEDROOM 2 (front)

10'5 x 8'6 overall (3.18m x 2.59m overall)

uPVC double glazed window, single radiator, built-in shelved storage cupboard, coved ceiling.

### SHOWER ROOM/WC

Fitted with a white suite comprising: large shower area which is suitable for disabled use with folding shower screen, Mira electric shower fitting, centre drain, white tiling to splashback, pedestal wash hand basin, close coupled WC, non-slip flooring, uPVC double glazed opaque window, white heated towel radiator, wall mounted electric fan heater, extractor fan.

### OUTSIDE

The property has easily maintained gardens to front and rear. The front garden is open plan and laid mainly to lawn. The enclosed rear garden enjoys a high degree of privacy as it is not directly overlooked and has a southerly aspect which should be a suntrap in the summer months. It has a paved and patio area with flower bed, gated access to side. A long driveway to the side of the bungalow provides off street car parking for three to four cars and leads to the single garage, cold water tap.

### DETACHED SINGLE GARAGE

17' x 8'2 overall (5.18m x 2.49m overall)

With up and over door, power points and electric light fitting, uPVC double glazed window, eaves area for storage of light materials.

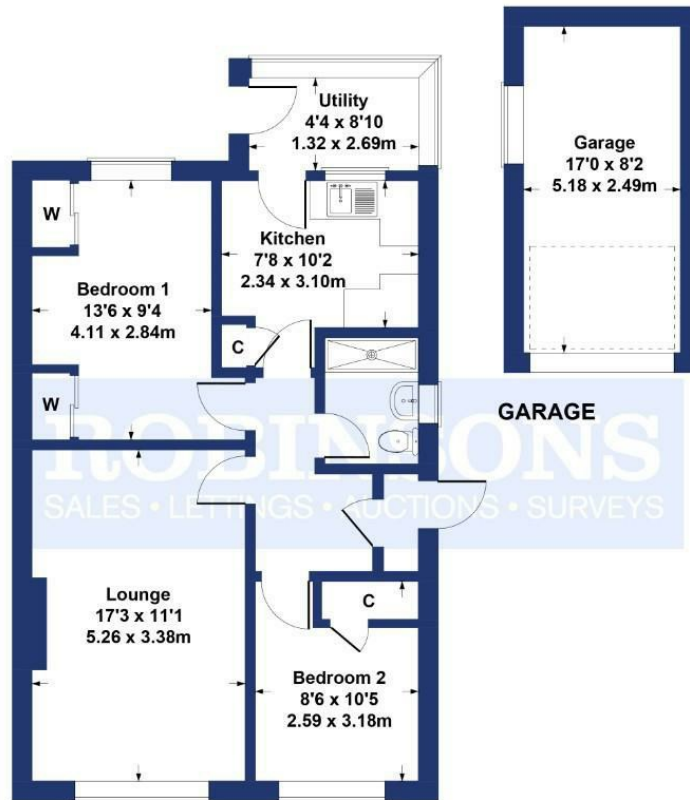
### NB

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.



# Saddleston Close Hartlepool

Approximate Gross Internal Area  
814 sq ft - 76 sq m



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2018



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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