



Rillston Close, Hartlepool TS26 0PS

welcome to

Rillston Close, Hartlepool

This lovingly maintained and well-cared-for family home occupies an excellent corner position on Rillston Close, within the highly regarded Naisburry Park development, conveniently located close to a range of local amenities and well-regarded school.

Entrance Hall

Entered via a UPVC double glazed door into the entrance hall, UPVC double glazed window to side, dado rail, coved cornicing, door leading into lounge, door leading to downstairs wc.

Downstairs Wc

UPVC double glazed window to side, radiator, low level low flush wc, coved cornicing, wash hand basin with a tiled splashback on a vanity unit, shaver point.

Lounge

UPVC double glazed window to front, radiator, coved cornicing, stairs to first floor, 2 radiators, gas fire with decorative surround and hearth, TV point, telephone point, archway leading into dining room.

Dining Room

Aluminium double glazed sliding doors leading into the sun room, radiator, coved cornicing, door leading into kitchen.

Sun Room/ Conservatory

Wood single glazed with aluminium sliding doors onto the rear, parquet flooring, windows to both sides and to the rear looking onto the garden.

Kitchen

UPVC double glazed window to the rear, LVT flooring, range of wall and base units with contrasting working surfaces and a tiled splashback, green 1 1/2 bowl sink/ drainer with mixer tap, plumbing and recess for washing machine, radiator, inset electric oven, four ring gas hob with extractor over, wall mounted baxi combi boiler, integrated fridge, integrated dishwasher.

Landing

Stairs from the lounge, UPVC double glazed window

to side, doors leading to all principal rooms, loft hatch access, built in storage cupboard.

Bedroom 1

UPVC double glazed window to front, radiator, coved cornicing.

Bedroom 2

UPVC double glazed window to rear, radiator, coved cornicing.

Bedroom 3

UPVC double glazed window to side, radiator, built in storage cupboard over bulk head.

Bedroom 4

UPVC double glazed window to side, radiator, coved cornicing.

Wet Room

UPVC double glazed window to the side, wet room flooring, wet room walls, wall mounted electric Myra shower, low level low flush wc, chrome heated towel rail, wash hand basin with mixer tap, coved cornicing, extractor fan.

Externally Front Of Property

Wrap around garden with a hedged privet, block paved walkway to front door, block paved driveway that leads to garage, planted borders, open plan lawn.

Rear Garden

Predominantly laid to lawn with a pergola and some planted borders, not directly overlooked, west facing, wall and fence enclosed, garden shed.

Garage



Up and over door, detached, UPVC double glazed door to side, wood personnel door to side.



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Rillston Close, Hartlepool

- WEST FACING REAR GARDEN
- DOWNSTAIRS WC
- OPEN PLAN ASPECT
- CONTEMPARY WET ROOM
- OFF STREET PARKING

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

£230,000



Total floor area 100.1 m² (1,077 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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