



**Rillston Close, Naisberry Park, TS26 0PS**  
**5 Bed - House - Detached**  
**Or Nearest Offer £229,995**

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



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## Rillston Close Naisberry Park, TS26 0PS

A modern FIVE BEDROOM detached property occupying a pleasant cul-de-sac position on Rillston Close in a popular part of Naisberry Park. Ample space to rear to extend (subject to necessary planning permission). The home offers recently redecorated accommodation which features new carpets and a modern kitchen and bathroom. The accommodation further benefits from gas central heating and uPVC double glazing, with a layout that briefly comprises: entrance through to the lounge which incorporates stairs to the first floor and archway through to the separate dining room with French doors to the rear garden. The kitchen is fitted with a range of cream gloss units to base and wall level with built-in oven, hob and extractor included. To the first floor are five bedrooms and the family bathroom which features a three piece white suite and chrome fittings. Externally is a low maintenance front garden with a block paved driveway providing useful off street parking, whilst leading to the garage. The enclosed rear garden is predominantly lawned with patio area. Rillston Close is located off Hayston Road in a popular part of Naisberry Park close to High Tunstall College of Science.











## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, modern laminate flooring, dado rail, coving and inset spotlight to ceiling, door to:

### FAMILY LOUNGE

14'8 into stairs x 12'4 (4.47m into stairs x 3.76m)

uPVC double glazed window to the front aspect, modern laminate flooring, stairs to the first floor with newly fitted carpet, dado rail, coving and inset spotlighting to ceiling, feature fire surround, television point, convector radiator, archway to:

### SEPARATE DINING ROOM

9'6 x 7'3 (2.90m x 2.21m)

Ideally situated off the kitchen, whilst incorporating uPVC double glazed French doors to the rear garden, modern laminate flooring, coving and inset spotlighting to ceiling, convector radiator.

### MODERN KITCHEN

9'6 x 7'2 (2.90m x 2.18m)

Fitted with a modern range of cream gloss units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring electric hob above and three speed extractor hood over, tinted glass splashback, additional panelling to splashback areas, recess for washing machine, recess for free standing fridge/freezer, three drawer unit to base level, PVC panelling and inset spotlighting to ceiling, uPVC double glazed window to the rear aspect.

## FIRST FLOOR

### LANDING

Newly fitted carpet, built-in storage cupboard housing Baxi Duo Tec gas central heating boiler, additional built-in storage cupboard, spotlighting to ceiling, newly fitted carpet, hatch to loft space.

### BEDROOM ONE

12'9 x 8'3 (3.89m x 2.51m)

uPVC double glazed window to the front aspect, newly fitted carpet, convector radiator.

### BEDROOM TWO

9'1 x 8'3 (2.77m x 2.51m)

uPVC double glazed window to the rear aspect, newly fitted carpet, convector radiator.

### BEDROOM THREE

12'3 x 7'4 (3.73m x 2.24m)

uPVC double glazed window to the front aspect, newly fitted carpet, convector radiator.

### BEDROOM FOUR

9'6 x 7'3 (2.90m x 2.21m)

uPVC double glazed window to the rear aspect, newly fitted carpet, convector radiator.

### BEDROOM FIVE

6'6 x 6'3 (1.98m x 1.91m)

uPVC double glazed window to the front aspect, newly fitted carpet, convector radiator.

### FAMILY BATHROOM/WC

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and chrome shower over with separate attachment, inset wash hand basin with chrome mixer tap and vanity cabinet below, low level WC, modern panelling to walls and ceiling with inset spotlighting, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

### EXTERNALLY

The property features a low maintenance, part lawned front garden, with a block paved driveway providing useful off street parking, whilst leading to the garage. The enclosed rear garden incorporates decked patio and lawned areas, with fenced boundaries.

### GARAGE

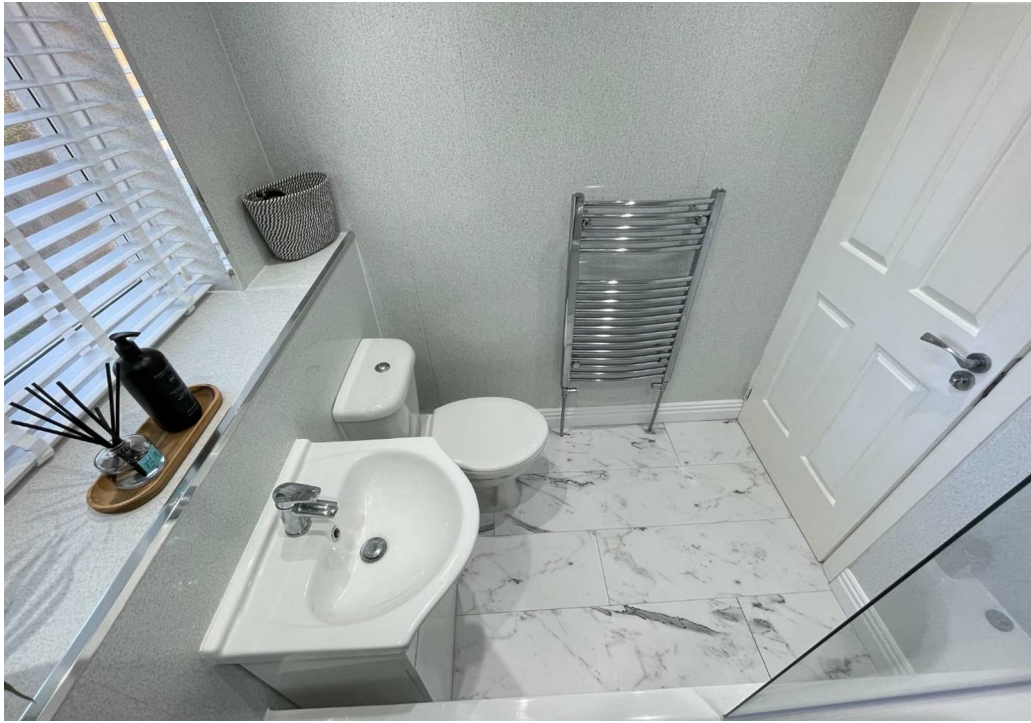
17'3 x 7'5 (5.26m x 2.26m)

Accessed via manual Gliderol door to the front, uPVC door from the rear garden, light and power points.

### NB

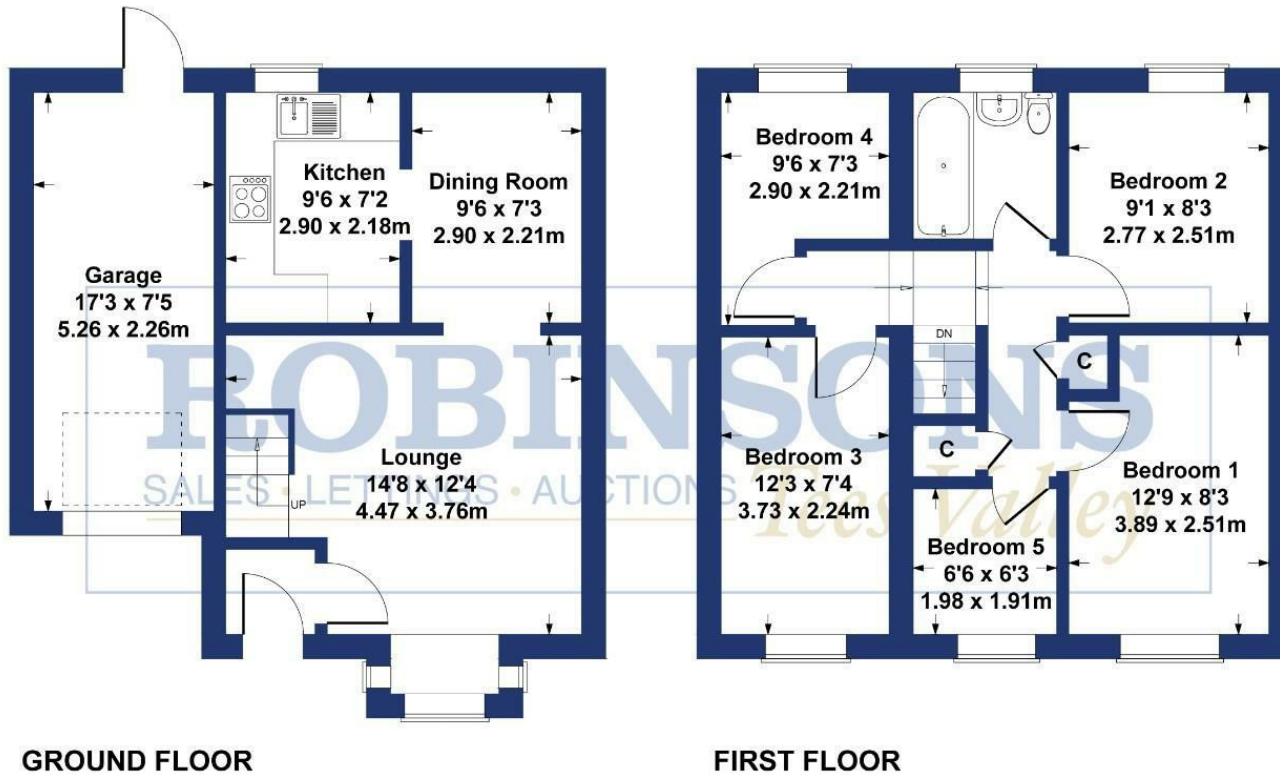
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





# Rillston Close

Approximate Gross Internal Area  
979 sq ft - 91 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(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 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..

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

