



**\*\*\*REDUCED\*\*\*REMODELLED, EXTENDED & REFURBISHED** with no expense spared by the current owners. This immaculately presented, three bedroom detached bungalow is positioned within a quiet cul-de-sac in the sought after location of Naisberry Park. Only on an internal inspection can this lovely bungalow be fully appreciated.

The accommodation comprises of: entrance hall, lounge, open plan dining kitchen, garden room, three well proportioned bedrooms and luxurious family bathroom.

Externally is a southwest facing landscaped rear garden. To the front is an open plan front garden, with driveway giving parking for up to four cars.

**Brimston Close, Hartlepool, TS26 0QA**

**3 Bedroom - Bungalow - Detached**

**£300,000**

**EPC Rating: E**

**Tenure: Freehold**

**Council Tax Band: D**



Brimston Close, Hartlepool, TS26 0QA



### ENTRANCE HALLWAY

uPVC double glazed glass panelled door, radiator Malmo flooring, radiator, recessed lighting.

### LOUNGE

**20'6" x 8'9" (6.26 x 2.68)**

uPVC double glazed bay window to the front aspect, Malmo flooring, stunning cast gas fire with brick feature and wooden mantle piece, radiator.



### OPEN PLAN DINING KITCHEN FAMILY AREA

#### DINING AREA

**11'6" x 7'5" (3.53 x 2.28)**

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



#### KITCHEN

**16'9" x 8'2" (5.13 x 2.5)**

Fitted with a range of stunning cream wall, base and drawer units with 'wood block' effect worktops, granite breakfast bar and matching splashback, inset sink and drainer, halogen hob with illuminating extractor and double oven, other integrated appliances included, washing machine, dishwasher and fridge freezer, feature brick wall.



#### GARDEN ROOM/FAMILY AREA

**12'0" x 8'10" (3.67 x 2.7)**

Stunning garden room/family area with bi-fold doors opening to the garden, Velux windows, long side elevation windows, recessed lighting, vaulted ceiling, feature brick wall.

#### BEDROOM 1

**12'4" x 10'5" (3.78 x 3.18)**

uPVC double glazed French doors opening onto the rear garden, radiator.



#### BEDROOM 2

**11'4" x 8'8" (3.47 x 2.66)**

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



#### BEDROOM 3

**10'10" x 7'2" (3.31 x 2.2)**

uPVC double glazed window to side, radiator.

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**FAMILY BATHROOM/WC**

**6'3" x 5'8" (1.91 x 1.74)**

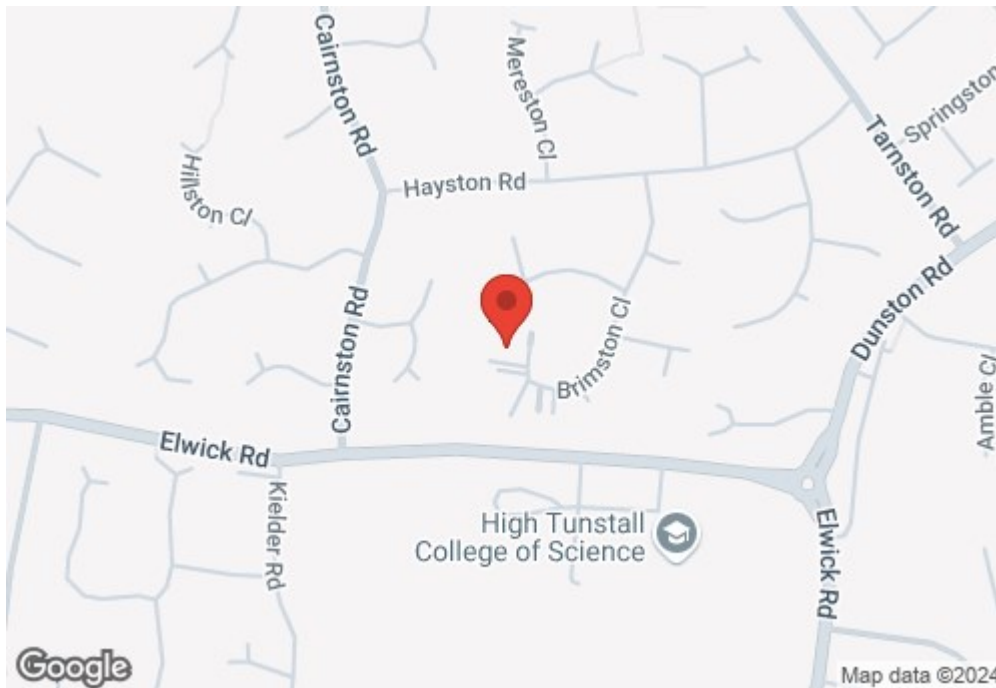
Beautifully appointed family bathroom fitted with a white and chrome suite comprising of: panelled bath with shower over and glass shower screen, low level WC, vanity wash basin, combination storage unit, heated towel radiator, uPVC double glazed opaque window to side.

**EXTERNALLY**

To the rear is a southwest facing 'Mediterranean' style professionally landscaped garden with Indian sandstone patio, private courtyard and decking area.

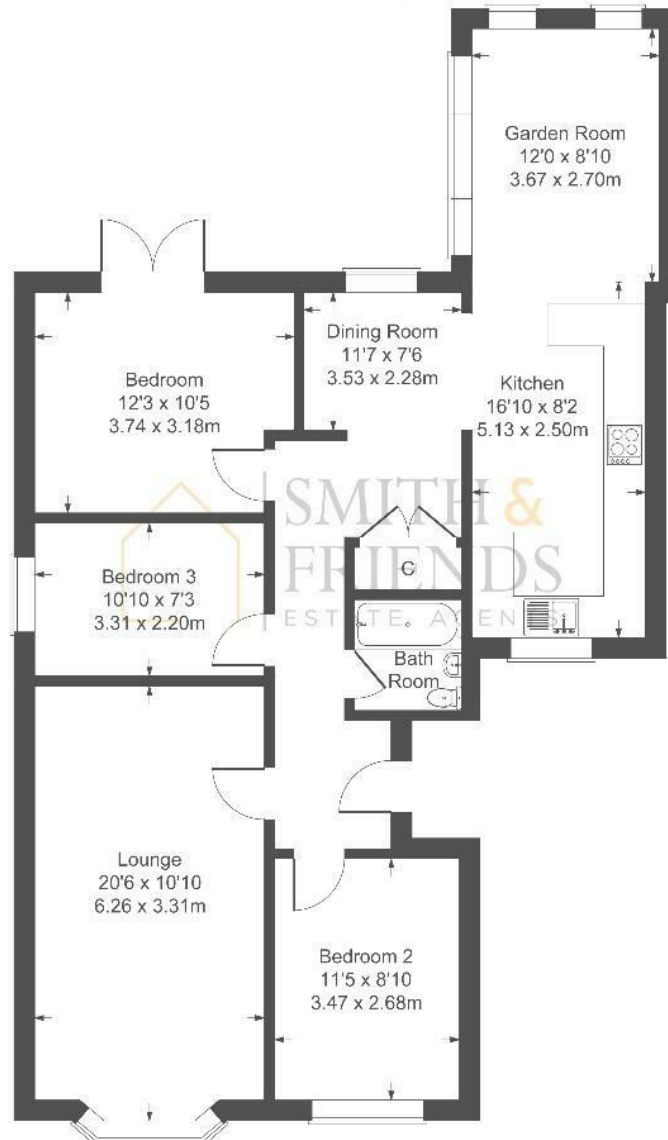
**NB**

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.



## Brimston Close

Approximate Gross Internal Area  
1023 sq ft - 95 sq m



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

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. We 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 100px; height: 10px; background-color: #2e8b57; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #90ee90; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #90ee90; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ffff00; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ffa500; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ff4500; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ff0000;"></div> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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