



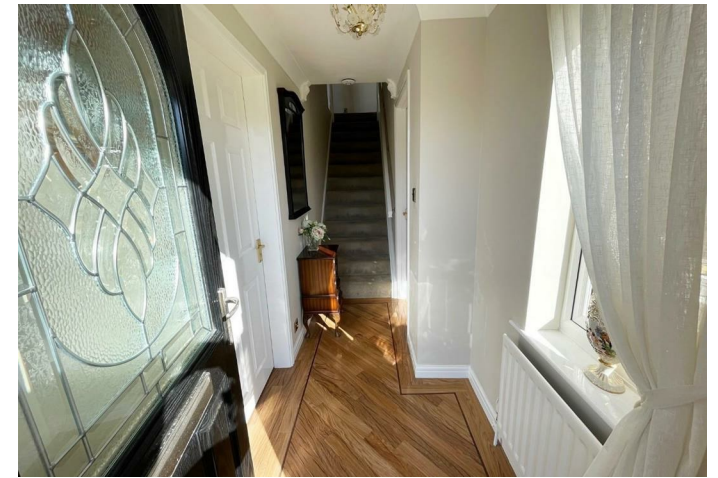
Millston Close, Naisberry Park, TS26 0PX
4 Bed - House - Detached
£315,000

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

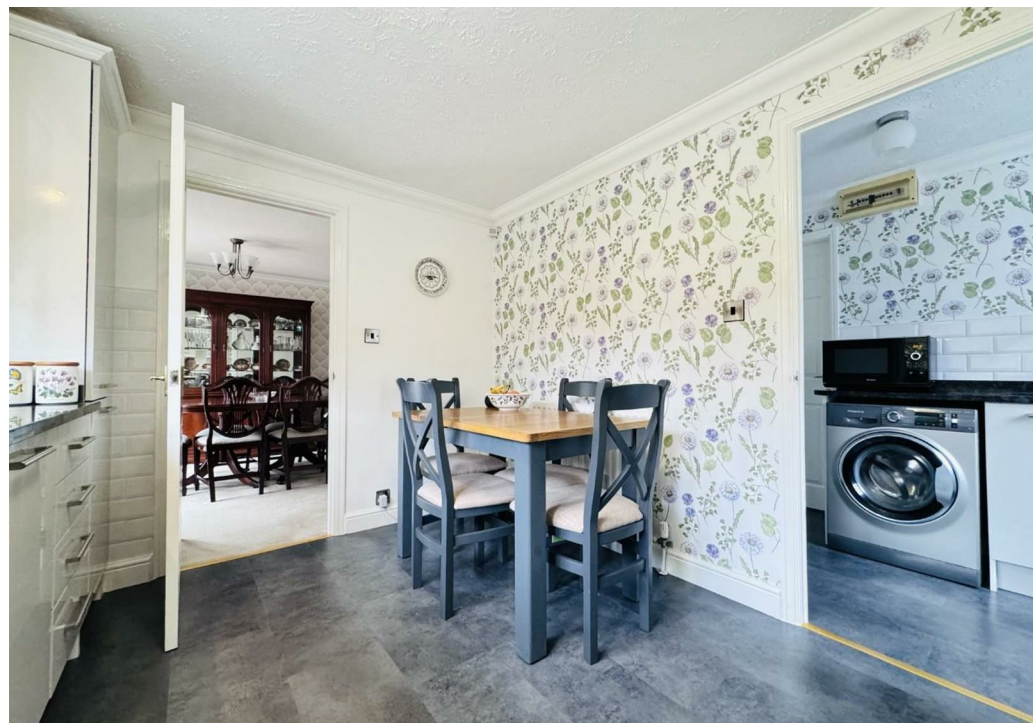


Millston Close Naisberry Park, Hartlepool, TS26 0PX

*** REDUCED *** VIEWING RECOMMENDED *** A most impressive FOUR BEDROOM detached property occupying a beautiful position overlooking a pleasant green to the front. Millston Close is located in a highly desirable part of Naisberry Park, with the home offering spacious and attractively presented accommodation that features TWO RECEPTION ROOMS and a conservatory extension to the rear. An ideal purchase for family requirements, with further benefits including a large lounge/dining room, modern kitchen, en-suite and bathroom. The home is warmed by gas central heating via a recently upgraded boiler, features uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor and access to the spacious through lounge/dining room, the lounge area including a feature fire surround and electric fire, whilst the dining area has patio doors into the conservatory extension. The kitchen is fitted with units to base and wall level and includes a range of built-in appliances. A useful utility room gives access to the ground floor WC and a second sitting room completes the ground floor. To the first floor are four bedrooms, the master bedroom benefitting from fitted wardrobes and the modern en-suite shower room which incorporates a three piece suite and chrome fittings. The remaining bedrooms are served by the family bathroom. Externally is a low maintenance front garden with a double width driveway providing useful off street parking in front of the integral garage. A gate to the side of the property leads through to a spacious landscaped rear garden which should prove to be a suntrap in the summer months.









GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door, fitted with attractive Karndean flooring, uPVC double glazed window to the side aspect, stairs to the first floor with fitted carpet, coved ceiling, single radiator.

LOUNGE/DINING ROOM

24'10 x 11'1 (7.57m x 3.38m)

A generous through lounge/dining room with uPVC double glazed bow window to the front aspect, feature fire surround with electric fire, fitted carpet, coved ceiling, television point, two convector radiators, patio doors to the conservatory.

CONSERVATORY

19'9 x 8'8 (6.02m x 2.64m)

Offering a pleasant transition between the home and garden via French doors, fitted with modern laminate flooring.

KITCHEN/DINER

12'1 x 9' (3.68m x 2.74m)

Fitted with a range of units to base and wall level with contrasting granite worktops and matching splashback in an 'L' shaped layout incorporating an inset one and a half bowl stainless steel sink unit with mixer tap, built-in double oven with four ring gas hob above and extractor over, white 'brick' style tiling to splashback, integrated fridge, integrated dishwasher, pelmet above sink with downlighting, uPVC double glazed window looking out to the rear garden, coved ceiling, single radiator.

UTILITY ROOM

8'10 x 4'11 (2.69m x 1.50m)

Matching base unit and granite worktop with circular stainless steel sink and mixer tap, white 'brick' style tiling to splashback, recess with plumbing for washing machine, space for additional appliance, double glazed composite side door, coved ceiling, single radiator.

GUEST CLOAKROOM/WC

Fitted with a modern two piece white suite and chrome fittings comprising: pedestal wash hand basin with chrome dual taps and tiled splashback, low level WC, extractor fan, single radiator.

SITTING ROOM

15'11 x 8'7 (4.85m x 2.62m)

Fitted with attractive Karndean flooring, uPVC double glazed window to the front aspect, coved ceiling, television point, convector radiator, integral door to the garage.

FIRST FLOOR LANDING

Fitted carpet, coved ceiling, hatch to loft.

BEDROOM ONE

11'4 x 9'11 (3.45m x 3.02m)

A good sized master bedroom with mirror fronted sliding wardrobes, uPVC double glazed window to the rear aspect, coved ceiling, single radiator.

EN-SUITE SHOWER ROOM/WC

8'7 x 5'7 narrowing to 3'2 (2.62m x 1.70m narrowing to 0.97m)

Fitted with a modern three piece suite and chrome fittings comprising: shower cubicle with chrome shower and glass door, wash hand basin with chrome mixer tap and white gloss cabinet below, corner WC, tiled walls and flooring, chrome heated towel radiator, uPVC double glazed window to the side aspect, inset spotlights to ceiling.

BEDROOM TWO

11'4 x 9'10 (3.45m x 3.00m)

A spacious second bedroom with uPVC double glazed window to the front aspect, mirror fronted sliding wardrobes, fitted carpet, coved ceiling, single radiator.

BEDROOM THREE

12'11 x 6'7 (3.94m x 2.01m)

uPVC double glazed window to the rear aspect, built-in single wardrobe, fitted carpet, coved ceiling, single radiator.

BEDROOM FOUR

10'1 x 6'7 (3.07m x 2.01m)

Built-in storage cupboard/wardrobe, uPVC double glazed window to the front aspect, fitted carpet, coved ceiling, single radiator.

BATHROOM/WC

8'10 x 5'5 (2.69m x 1.65m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with central chrome mixer tap and shower attachment, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, tiled walls, uPVC double glazed window to the side aspect, useful storage cupboard, single radiator.

OUTSIDE

The property features a low maintenance front garden with a double width driveway providing useful off street parking in front of the integral garage. A gate to the side of the property leads through to a generous landscaped rear garden which should prove to be a suntrap in the summer months. The rear garden incorporates a large patio area with raised lawn and fenced boundaries.

INTEGRAL GARAGE

Accessed via up and over door to the front, integral door from the sitting room, electric light, power points, overhead storage space, gas central heating boiler.

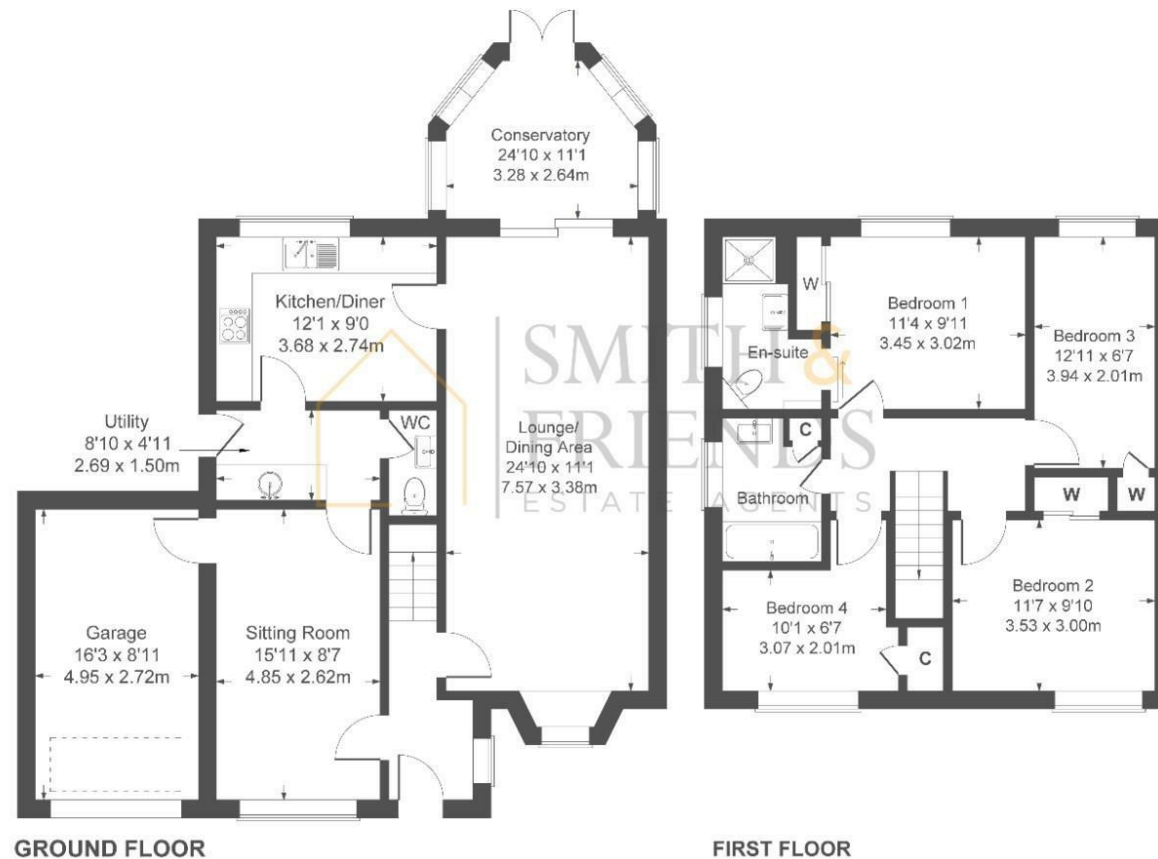
NB

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.



Millston Close

Approximate Gross Internal Area
1518 sq ft - 141 sq m



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		
(69-80) C		
(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

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



SMITH & FRIENDS
ESTATE AGENTS

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.