



Riggston Place, Naisberry Park, TS26 0PH
2 Bed - Bungalow - Detached
£179,500

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



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**** REDUCED ** RARELY AVAILABLE ** NO CHAIN **** A delightful two bedroom detached bungalow which occupies a pleasant corner plot. It is warmed by gas fired central heating via a combi boiler and has uPVC double glazing throughout. This easily managed bungalow briefly comprises: entrance hall, lounge/dining room, fitted kitchen with white 'gloss' style wall, base and drawer units and has a built-in oven, hob and extractor, two bedrooms, bedroom two gives access to the rear garden, and a modern white and chrome shower room/WC which has a large double shower cubicle. Externally are gardens to three sides, the rear garden has a southerly aspect and is not directly overlooked. An external conservatory is located in the rear garden. A long driveway provides off street car parking for three to four cars and leads to the large detached garage. Riggston Place is located in the desirable Naisberry Park area of Hartlepool.

ENTRANCE HALLWAY ('L' SHAPE)

uPVC double glazed glass panelled door, radiator.

KITCHEN

11'7 x 7'2 (3.53m x 2.18m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to rear.

LOUNGE

17'9 x 10' (5.41m x 3.05m)

uPVC double glazed bay window to front, living flame 'coal' effect electric fire with surround, two radiators.

FAMILY SHOWER ROOM/WC

6'9 x 5'6 (2.06m x 1.68m)

White and chrome suite with double width walk-in shower cubicle, pedestal wash hand basin and low level WC; co-ordinated tiled walls and flooring, radiator, uPVC double glazed window.

BEDROOM 1 (rear)

14'1 x 8'6 (4.29m x 2.59m)

uPVC double glazed window, radiator.

BEDROOM 2 (rear)

uPVC double glazed window, radiator.

EXTERNALLY

The enclosed rear garden affords a good degree of privacy, the garden has been landscaped for easy maintenance with wooden

decking, paved patio area and wooden conservatory. The open plan front garden is laid to lawn, with a generous block paved driveway leading to the DETACHED GARAGE.

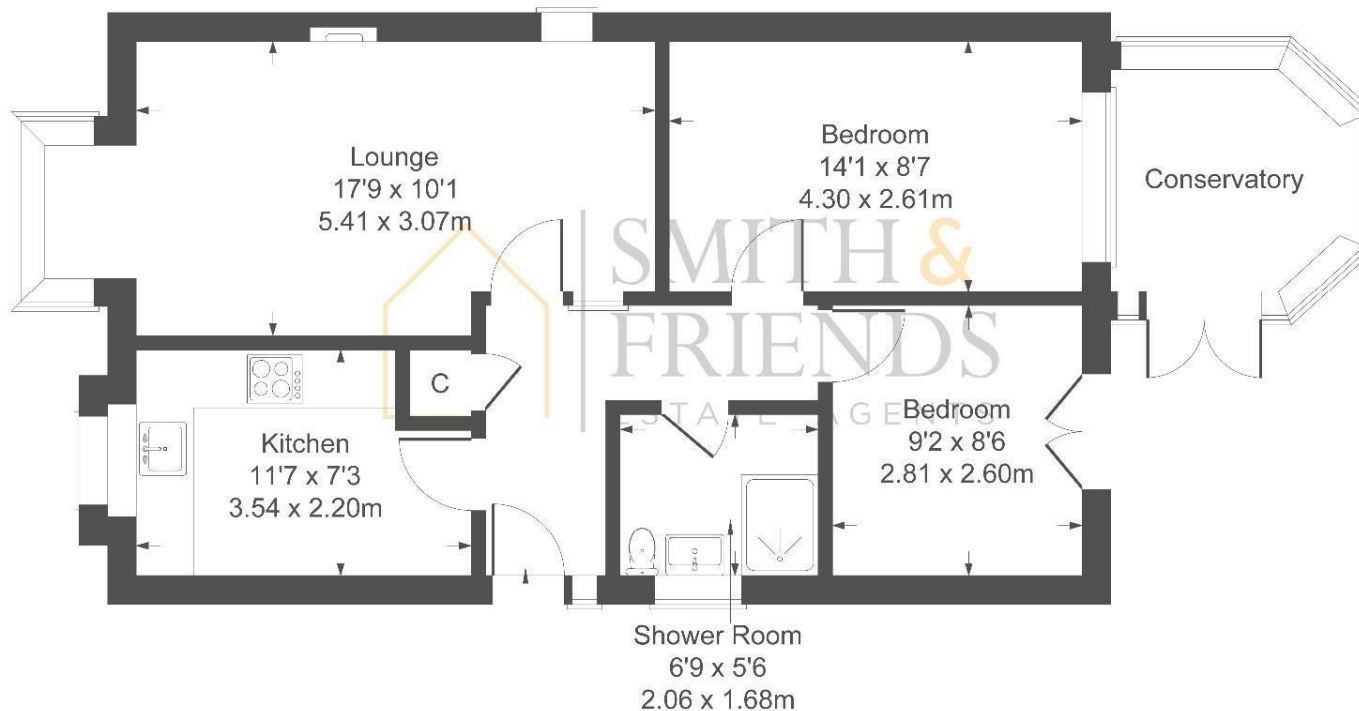
NB

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.



Riggston Place

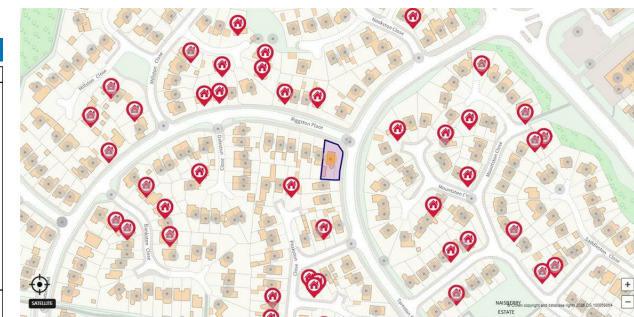
Approximate Gross Internal Area
614 sq ft - 57 sq m
(Excluding Conservatory)



Not to Scale. Produced by The Plan Portal 2025
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. 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.

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	64	82
	EU Directive 2002/91/EC	



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