



Nookston Close, TS26 0PG
3 Bed - Bungalow - Detached
£235,000

EPC Rating:
Tenure: Freehold
Council Tax Band: D



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Nookston Close Hartlepool TS26 0PG

A rarely available three bedroom detached bungalow occupying a pleasant corner position on the entrance into Nookston Close. The bungalow offers a generous plot with well cared for gardens, ample off street parking and hardstanding space ideal for a motor home. The deceptively spacious accommodation allows a great opportunity for those looking to downsize without compromising on space whilst current features include gas central heating and uPVC double glazing. The full layout comprises; entrance porch, through to a dual aspect lounge which leads into the dining room and through to the conservatory and kitchen. There are good size bedrooms which are served by the bathroom which incorporates a three piece suite. Externally is a lawned front garden with a long paved driveway running alongside the property providing ample off street parking. A further paved area provides hardstanding space ideal for a motor home/space for a garage. The enclosed rear garden offers privacy and enjoys a westerly aspect. Local amenities and transport links are well situated. An internal viewing comes recommended to appreciate the space, undoubted potential and position on offer.











ENTRANCE PORCH

Accessed via uPVC double glazed entrance door with uPVC double glazed side screen, double cloaks cupboard, single radiator, glazed internal door to the lounge.

GENEROUS LOUNGE

23'2 x 10'8 (7.06m x 3.25m)

A good size lounge with uPVC double glazed bow window to the front aspect, stone fire surround with inset gas fire and display area to the side, coved ceiling, two single radiators, archway through to the dining room.

DINING ROOM

13'1 x 7'9 (3.99m x 2.36m)

Double glazed patio door to the conservatory, door to the kitchen, coved ceiling, single radiator.

CONSERVATORY

13'0 x 9'7 (3.96m x 2.92m)

Double glazed patio doors to the garden, double glazed windows.

KITCHEN

12'8 x 9'7 (3.86m x 2.92m)

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset single drainer sink with mixer tap, tiled splashback, recess for cooker, recess for washing machine, integrated fridge, glass fronted display cabinets double glazed window into the conservatory, door into the conservatory, coving to ceiling, double radiator.

INNER HALL

Storage cupboard with gas central heating boiler, coving to ceiling, access to bedrooms two and three alongside the bathroom.

BEDROOM ONE

12'0 x 11'1 (3.66m x 3.38m)

uPVC double glazed window to the side aspect, coving to ceiling, single radiator.

BEDROOM THREE

8'10 x 8'1 (2.69m x 2.46m)

uPVC double glazed window to the rear aspect, coving to ceiling, single radiator.

BATHROOM

9'1 x 5'6 (2.77m x 1.68m)

BEDROOM TWO

11'10 x 10'3 (3.61m x 3.12m)

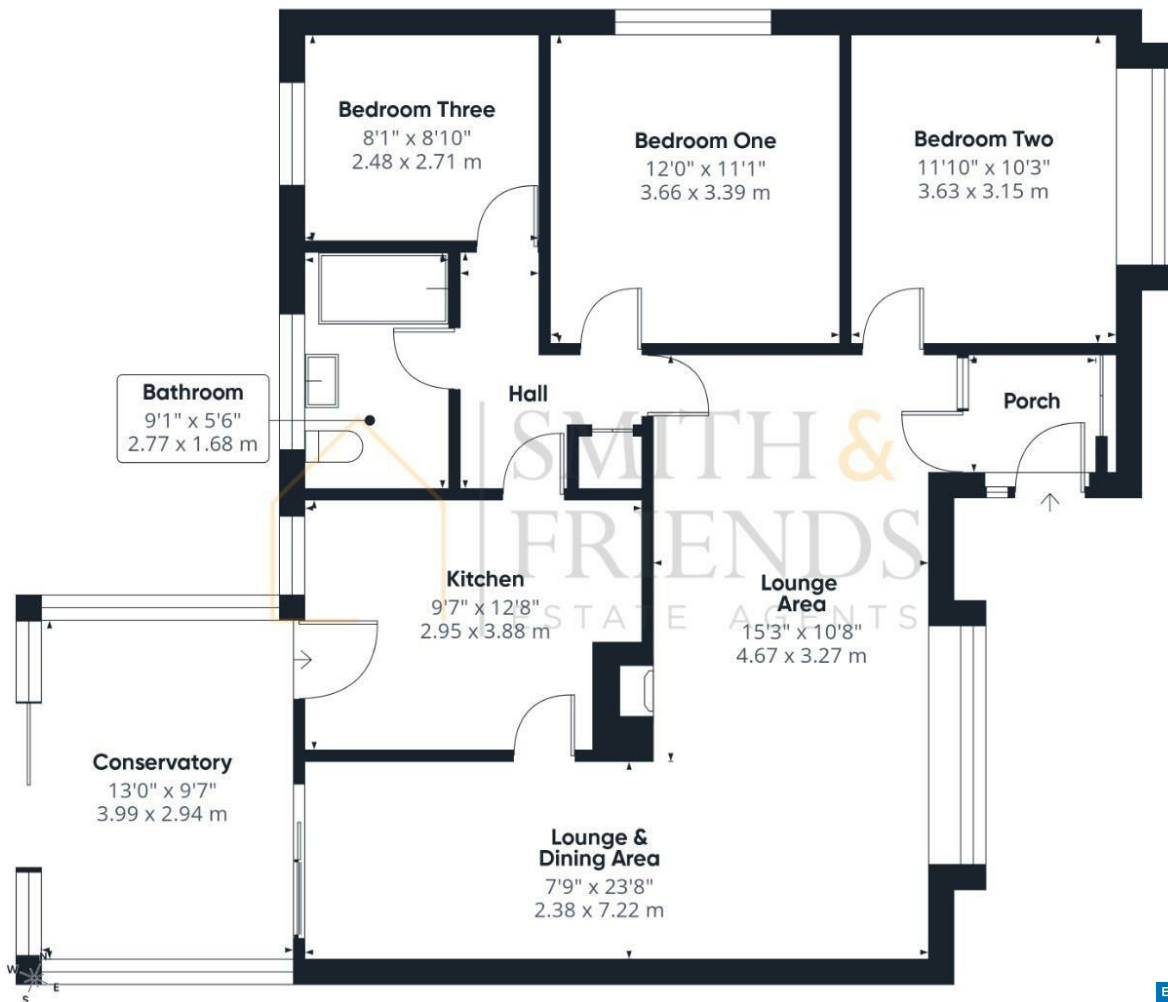
Access from the lounge with large uPVC double glazed window to the front aspect, coving to ceiling, single radiator.

EXTERNALLY

The bungalow occupies a pleasant corner position in a popular part of the Naisberry Park Estate with a predominantly lawned front garden. A long paved driveway provides useful off street parking with double timber gates opening to provide further off street parking/hard standing space, ideal for a motor home. The spacious rear garden enjoys a good degree of privacy and westerly aspect.







Approximate total area^m
 1074 ft²
 99.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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 | | |

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.

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