



Riverston Close, Hartlepool, TS26 0PY

welcome to

Riverston Close, Hartlepool

Chain Free Opportunity. Tucked away in a quiet cul-de-sac within the ever-popular Naisbury Park, this spacious four-bedroom detached home offers an ideal setting for growing families, with a highly regarded secondary school close by.

Entrance Hallway

Entered via UPVC double glazed door into the entrance hallway, UPVC double glazed window panels either side of the door, stairs to first floor, laminate flooring, coved cornicing, decorative dado rail, doors leading to all principal rooms, built in storage cupboard under stairs, door leading to kitchen, lounge, dining room, study and a downstairs wc.

Downstairs Wc

Low level low flush wc, laminate flooring, wash hand basin, coved cornicing, dado rail, extractor fan.

Lounge

Dual aspect, UPVC double glazed bay window to the front, 2 radiators, UPVC double glazed French doors to rear, decorative coved cornicing, decorative dado rail, gas fire with marble surround and hearth, built in shelving.

Dining Area

UPVC double glazed window to the rear, radiator, laminate flooring, decorative coved cornicing.

Study

UPVC double glazed bay window to front, radiator, coved cornicing.

Kitchen

Laminate flooring, UPVC double glazed window to rear, double glazed door to side, beautiful range of powder blue shaker wood wall and base units with complimenting quartz working surfaces, peninsular breakfasting island, Belfast style sink with a swan neck mixer tap and groove drainer, plumbing and recess for dishwasher, NEFF inset electric oven, NEFF four ring gas hob with extractor over, white vertical radiator, built in matching pantry/ storage

cupboard, Bosch integrated fridge.

Landing

Stairs from hallway, loft hatch access, coved cornicing, spotlights to ceiling, 2 built in storage cupboards one that houses the wall mounted Baxi combi boiler, doors leading to all principal rooms.

Bedroom 1

UPVC double glazed window to the front, radiator, laminate flooring, five door built in wardrobes, spotlights to ceiling, wall lights, door leading to en suite shower room.

En Suite Shower Room

UPVC double glazed window to the front, tiled flooring, chrome heated towel rail, low level low flush wc, wash hand basin with mixer tap and a splashback, walk in shower with hand held attachment and bathroom wall boarded walls, built in storage cupboard.

Bedroom 2

UPVC double glazed window to the rear, radiator, four door built in wardrobes, built in storage shelving, coved cornicing.

Bedroom 3

UPVC double glazed window to the rear, radiator, spotlights to ceiling, exposed floor boards.

Bedroom 4

UPVC double glazed window to the front, radiator, spotlights to ceiling, coved cornicing.





Family Bathroom

UPVC double glazed window to rear, well appointed with a 4 piece suite, tiled walls, tiled floor, corner shower cubicle, chrome heated towel rail, concealed cistern wc, wall mounted wash hand basin with mixer tap, panel bath with central mixer tap, spotlights to ceiling.

Externally Rear Garden

Patio area, shaped lawn area, beautiful mature garden with well stocked borders, wall and fence enclosed, personnel door that gives access to garage.

Front Of Property

Attractive with two open plan lawn areas, mature planted borders, double width driveway that leads to the garage.

Garage

Double doors one of which is a roller shutter door the other is a remote controlled roller shutter door, power and light, plumbing and recess for washing machine, space for tumble dryer.



view this property online mannersandharrison.co.uk/Property/HAR120553



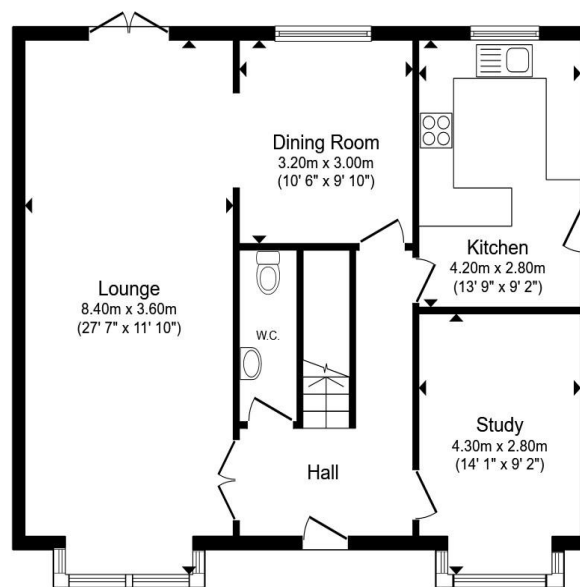
welcome to

Riverston Close, Hartlepool

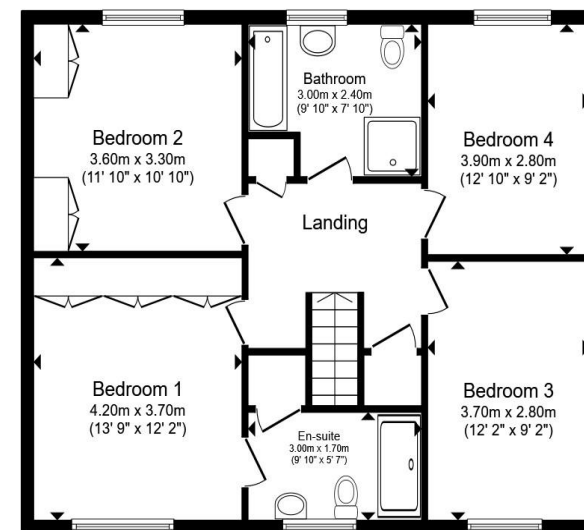
- CUL-DE-SAC LOCATION
- THREE RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE

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

£375,000



Ground Floor



First Floor

Total floor area 152.1 m² (1,638 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online mannersandharrison.co.uk/Property/HAR120553



Property Ref:
HAR120553 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk