



## 39 Rillston Close

, Hartlepool, TS26 0PS

**£160,000**



Igomove present to the market this detached three bedroom property suitable for couples or a small family of three located in a desirable area within the catchment area of sought after schools, this extended home is offered with vacant possession and provides several desirable elements which include; three well portioned bedrooms, modern shower room, good size lounge, open plan kitchen diner, sunny conservatory, gardens, garage, two car driveway, UPVC double glazing, gas central heating, neutral decor, fitted blinds, solar panels, freehold.



Well presented frontage, lawned garden, two vehicle driveway to the garage, front door entry into;

Vestibule entrance, neutrally presented.

Glazed door into;

Good size lounge with window to the front elevation and with stairs leading to the first floor accommodation, neutrally presented with decorative coving/ plasterwork and feature fireplace with inset modern coal effect electric fire, wall lights, archway to;

Open plan kitchen diner fitted with a range of wall, base, and drawer cabinetry, complementary surfaces, tiled backsplash, space for freestanding oven, integrated extractor, stainless sink with mixer tap, space for fridge freezer, plumbing for washing machine, laminate flooring, archway to;

Ample dining space, double Georgian French doors which lead into;

Sunny conservatory with door to the rear garden, neutral decor.

To the first floor landing, there are two storage cupboards and a side elevation window, which provides natural light.

Bedroom one is a good size double situated to the front of the property with mirrored sliding fitted wardrobes.

Bedroom to another double room located to the rear.

Bedroom three is of single proportions with front elevation window.

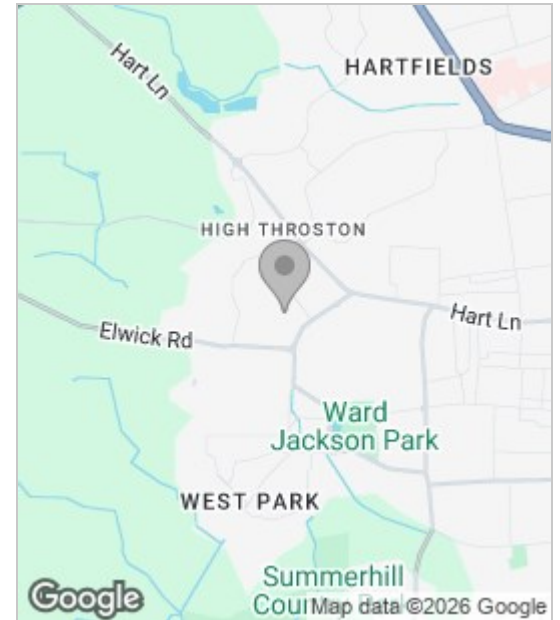
The family shower/wet room comprises shower, close coupled WC and pedestal wash basin, modern marble effect panelling, anti slip flooring.

Fully boarded loft.

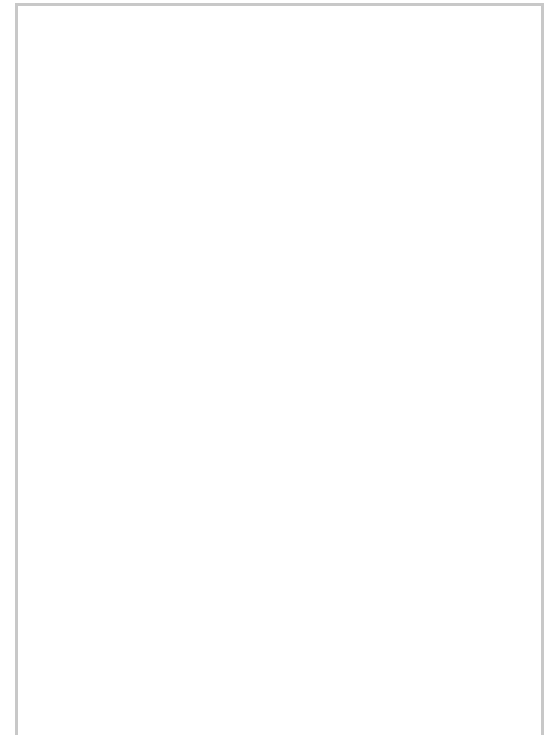
To the rear is an enclosed good size lawned garden with patio area and mature shrubbery.

Situated in a desirable area close to well regarded schools, Igomove encourage early viewing to secure with this well placed detached home.

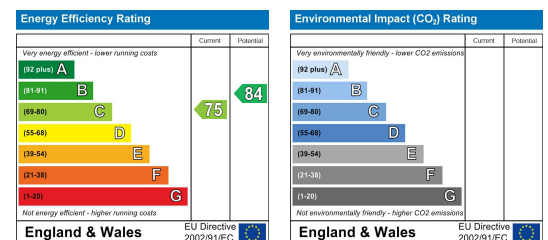
## Area Map



## Floor Plan



## Energy Efficiency Graph



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