



## 3 Chelston Close Naisberry Park Hartlepool TS26 0PW



**\*\* EARLY VIEWING IS STRONGLY RECOMMENDED \*\*** We are delighted to offer to the open market for sale this three bedroom detached bungalow which occupies a good sized corner plot. Chelston Close is a delightful cul de sac located in the prestigious Naisberry Park area in Hartlepool. Features include gas fired central heating which is via a replacement boiler and has uPVC double glazing with leaded lights. This extremely spacious bungalow briefly comprises: entrance vestibule, spacious lounge, fitted kitchen/breakfast room which has been fitted with 'medium oak' style units and includes a free standing gas cooker, three bedrooms, two having built-in sliding wardrobes, the third bedroom having a French door giving rear access, a bathroom which has a coloured suite and has an electric shower fitting over the bath and to complete the accommodation is a separate WC.

**ASKING PRICE – WAS £199,990 – NOW O.I.R.O £185,000**  
**NO CHAIN INVOLVED**



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Externally are well cared for gardens to three sides which are laid mainly to lawn. The rear garden enjoys a westerly aspect which should be a sun trap in the summer months and provides a good degree of privacy from its conifer hedging. A long driveway to the side of the bungalow provides off street car parking for several vehicles and leads to the detached garage. Fitted carpets are included in the asking price. **EPC RATING D**

**ENTRANCE VESTIBULE:**

Hardwood entrance door, single glazed opaque side screen, single radiator.

**SPACIOUS LOUNGE (front):** 18'x13'11 (5.49m x 4.24m) (maximum dimensions)

Rustic brick fireplace, uPVC double glazed 'bow' style window, single radiator.

**FITTED KITCHEN/BREAKFAST ROOM (front):** 13'10x9'1 plus door recess (4.22m x 2.77m) (overall)

Fitted with a range of 'medium oak' style base and wall units with 'marble' effect working surfaces in a 'U' shaped layout incorporating stainless steel sink unit, free standing gas cooker included, canopy above housing illuminated re-circulating fan above, recess with plumbing for automatic washing machine (machine excluded), complementary tiling to splashback, replacement wall mounted Ideal gas fired central heating boiler, built-in storage cupboard, built-in airing cupboard housing hot water cylinder and immersion heater, two uPVC double glazed windows creating a light and airy room, single radiator, uPVC double glazed door to side access.

**INNER LOBBY:**

Hatch to loft space.

**BEDROOM 1 (rear):** 11'10x9'9 plus door recess (3.61m x 2.97m) (overall)

Built-in sliding wardrobes, uPVC double glazed window, single radiator.

**BEDROOM 2 (rear):** 11'10x8'10 (3.61m x 2.69m) (overall)

Built-in sliding wardrobes, uPVC double glazed window, single radiator.

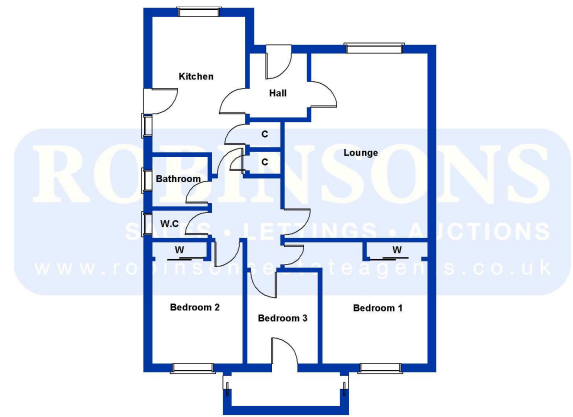
**BEDROOM 3 (rear):** 8'11x6'10 (2.72m x 2.08m) (overall)

Single radiator, coved ceiling, uPVC double glazed French door with matching side screens to:

**ALUMINIUM FRAMED 'LEAN-TO' STYLE SUMMER/ GREENHOUSE:**

Sliding door to both sides.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk



**BATHROOM:**

Fitted with a coloured suite comprising: panelled bath with electric shower fitting over, pedestal wash hand basin, complementary tiling to walls, uPVC double glazed opaque window, single radiator, extractor fan.

**SEPARATE WC:**

Matching close coupled WC, uPVC double glazed opaque window, single radiator, coved ceiling.

**OUTSIDE:**

The property has the advantage of well cared for gardens to three sides. The front and side gardens are open plan and laid mainly to lawn with specimen trees. A long driveway to the side of the bungalow provides ample off street car parking and leads to the single garage. The enclosed rear garden has a patio area with steps leading to a lawned area with flower borders containing a wide variety of shrubs and flora with gated access to side. The garden enjoys a westerly aspect which should be a sun trap in the summer months and enjoys a high degree of privacy from its conifer hedging.

**ATTACHED SINGLE GARAGE:** 16'10x8'2 (5.13m x 2.49m) (overall)  
Up and over door.



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