



Stileston Close, Deer Park, TS26 0PT  
2 Bed - House - Semi-Detached  
Or Nearest Offer £139,950

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**\*\* EXTENDED ACCOMMODATION \*\* INTERNAL VIEWING IS ESSENTIAL \*\*** An improved two bedroom semi detached house which would make an IDEAL STARTER HOME. This beautifully presented property now benefits from a dining room extension which has French doors leading to the rear garden. It is located in a cul de sac position in this highly regarded Deer Park area of Hartlepool and benefits from a west facing rear garden. It is warmed by gas central heating via a combination boiler and has uPVC double glazing to all windows and doors. The floor plan briefly comprises: entrance porch, open plan lounge, feature chimney breast wall and free standing 'stove' style electric heater, impressive kitchen/diner, the kitchen area being well fitted with cream 'shaker' style units and includes a built-in oven, hob and extractor and leads to the dining room extension which has a vaulted ceiling and French doors to the rear garden. Located to the first floor are two good sized bedrooms and a recently fitted bathroom/WC which has a white suite with an electric shower fitting over the bath. Externally are lawned gardens to front and rear, the latter enjoying a sunny aspect and provides a good degree of privacy. A long driveway provides ample off street car parking and leads to the single garage. Fitted carpets are included in the asking price.





## GROUND FLOOR

### ENTRANCE PORCH

uPVC double glazed entrance door, door to:

### OPEN PLAN LOUNGE

15'9 incl stairs x 11'9 overall (4.80m incl stairs x 3.58m overall)

Feature chimney breast wall with free standing cast iron 'stove' style electric heater, staircase to first floor, small under stairs storage cupboard.

### OUTSTANDING KITCHEN/DINER

15'11 x 11'9 overall (4.85m x 3.58m overall)

The kitchen area has been well fitted with cream 'shaker' style base, wall and drawer units with 'light oak' style working surfaces incorporating inset single drainer stainless steel sink unit with mixer tap, built-in four ring ceramic hob with built-in electric oven below, stainless steel 'chimney' style canopy housing illuminated recirculating fan above, cream 'brick' style tiling to splashback, laminate flooring, tall panelled radiator, uPVC double glazed French doors with windows to either side leading to the rear garden.

## FIRST FLOOR

### LANDING

Hatch to a partly boarded loft space which is accessed via a pull down ladder and has an electric light fitting.

### BEDROOM 1 (rear)

8'10 x 10'9 overall (2.69m x 3.28m overall)

Laminate flooring.

### BEDROOM 2 (front)

7'5 plus door recess x 11'9 overall (2.26m plus door recess x 3.58m overall)

Laminate flooring.

### RECENTLY REFITTED BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with mixer tap, electric shower fitting over, 'vanity' style sink unit with mixer tap, white 'gloss' style storage cupboard below, close coupled WC, impressive tiling to

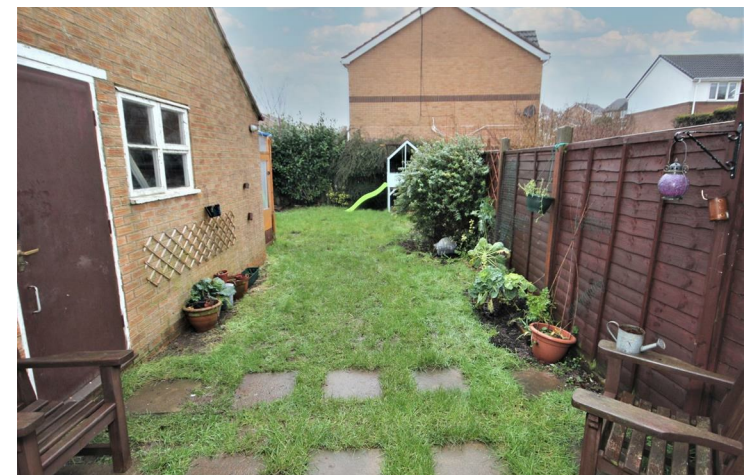
part walls, chrome heated towel radiator, built-in cupboard housing wall mounted Baxi gas combination boiler.

### OUTSIDE

The front garden is open plan and laid mainly to lawn. A long driveway extends to the side of the property and provides off street car parking for three cars approximately. The enclosed rear garden provides a good degree of privacy and has a westerly aspect. It is laid mainly to lawn with gated access to side.

### SINGLE GARAGE

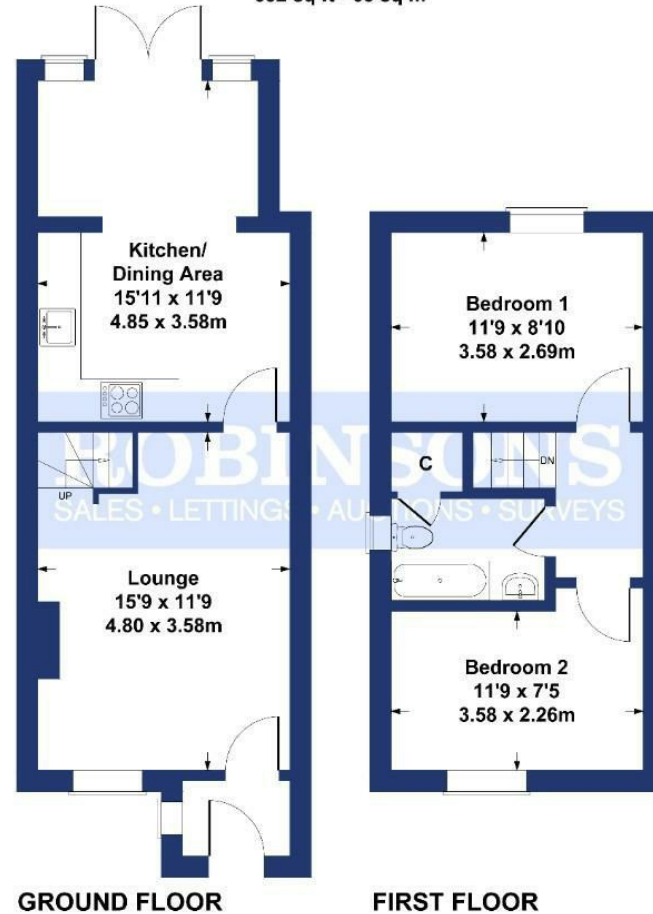
Up and over door, power points and electric light fitting, personal door to garden.





# Stileston Close Hartlepool

Approximate Gross Internal Area  
682 sq ft - 63 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.