



**Macaulay Road, Hartlepool TS25 4NF**

**welcome to**

## **Macaulay Road, Hartlepool**

This three bedroomed, terraced home is well positioned with a pedestrianised frontage and would suit a wide range of buyers, including first time purchasers, those looking to downsize or investors seeking a reliable addition to their portfolio.

### **Entrance Hallway**

Entered via UPVC double glazed door, stairs to first floor, radiator, understairs storage cupboard, door leading to lounge and kitchen.

### **Lounge / Diner**

12' 5" maximum x 20' 8" maximum ( 3.78m maximum x 6.30m maximum )

Dual aspect with UPVC double glazed bow window to front, coved cornicing, feature electric fire with marble surround and hearth, radiator, UPVC double glazed French doors leading to rear garden.

### **Kitchen**

9' maximum x 15' 3" ( 2.74m maximum x 4.65m )

UPVC double glazed window to rear and side, UPVC door to side, vinyl flooring, range of white wall and base units with contrasting working surfaces, tiled splashback, stainless steel 1. 1/2 sink drainer with swan neck mixer tap, space for cooker, plumbing and recess for washing machine, space for freestanding fridge freezer.

### **First Floor Landing**

Stairs from hallway, doors leading to all principle rooms, loft hatch access.

### **Bedroom 1**

9' 9" maximum x 12' 8" excluding door recess ( 2.97m maximum x 3.86m excluding door recess )

UPVC double glazed window to front, radiator.

### **Bedroom 2**

10' 4" maximum x 10' 7" maximum ( 3.15m maximum x 3.23m maximum )

UPVC double glazed window to rear, radiator, built in storage housing a wall mounted combination boiler.

### **Bedroom 3**

9' 5" maximum x 7' ( 2.87m maximum x 2.13m )

UPVC double glazed window to front, part restricted floor space due to the bulk head, radiator.

### **Family Bathroom**

UPVC double glazed window to rear, extractor fan, panelled bath with mixer tap, tiled walls, pedestal wash hand basin with mixer tap, low level low flush WC, radiator, vinyl flooring.

### **Externally**

### **Front**

Low maintenance with wall and wrought iron fencing, block paved with a central monkey tree feature.

### **Rear Garden**

Patio area, lawned area, fence enclosed, brick built storage shed with wooden door, outdoor tap, wooden gate that leads to alleyway which gives access to the front of the property.







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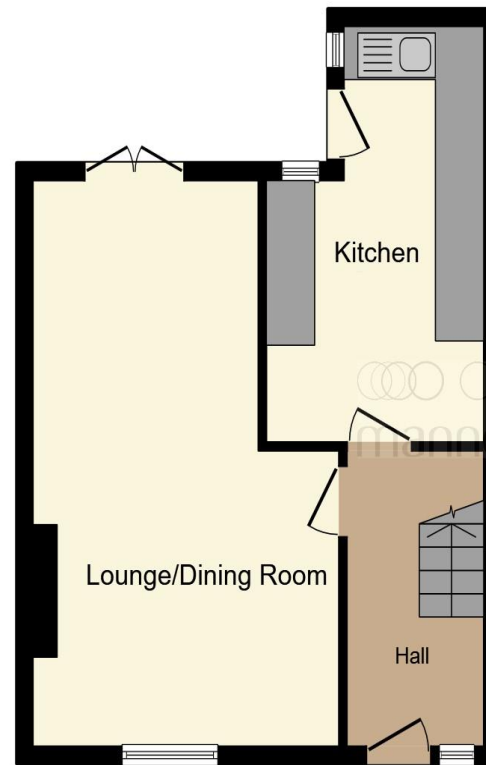
## Macaulay Road, Hartlepool

- GOOD POSITION
- 3 WELL PROPORTIONED BEDROOMS
- WOULD SUITE A WIDE RANGE OF BUYERS
- DUAL ASPECT LOUNGE/DINER
- REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£90,000**



**Ground Floor**



**First Floor**

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**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



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



**[mannersandharrison.co.uk](http://mannersandharrison.co.uk)**