



**\*\* CAN BE SOLD WITH EXISTING TENANT \*\*** Ideal first purchase or investment opportunity to purchase this rarely available four bedroom terrace. Located in the popular Rift House area of Hartlepool, close to local amenities and schools. Benefiting from uPVC double glazing and gas central heating, with a layout comprising of: entrance porch, open plan dining kitchen, lounge and modern family bathroom.

To the first floor there are four bedrooms. Externally are enclosed front and rear gardens.

**Bacon Walk, Rift House, Hartlepool, TS25 4PY**  
**4 Bed - House - Mid Terrace**  
**£95,000**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**



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# Bacon Walk, Hartlepool, TS25 4PY

## GROUND FLOOR

### ENTRANCE PORCH

uPVC double glazed glass panelled door, door into:

### OPEN PLAN KITCHEN/DINING AREA 18'2 x 13'4 (5.54m x 4.06m)

### DINING AREA

uPVC double glazed window to front, radiator, staircase to first floor landing.

### KITCHEN AREA

Fitted with a range of white high gloss wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, gas cooker point, plumbing for washing machine and space for fridge and freezer; uPVC double glazed window to rear.

### LOUNGE 18'2 x 10'2 (5.54m x 3.10m)

uPVC double glazed windows to front and rear, radiator.

### REAR LOBBY

uPVC double glazed glass panelled door opening onto the garden.

### FAMILY BATHROOM/WC

Modern white and chrome suite comprising of: panelled bath with shower over, wash hand basin with vanity storage, low level WC; uPVC double glazed window to rear.

## FIRST FLOOR

### LANDING

uPVC double glazed window to rear.

### BEDROOM 1 10'7 x 9'9 (3.23m x 2.97m)

uPVC double glazed window to front, radiator, built-in storage.

### BEDROOM 2 12'3 x 10'2 (3.73m x 3.10m)

uPVC double glazed window to front, radiator.

### BEDROOM 3 8' x 7'7 (2.44m x 2.31m )

uPVC double glazed window to rear, radiator.

### BEDROOM 4 6'8 x '2 (2.03m x '0.61m)

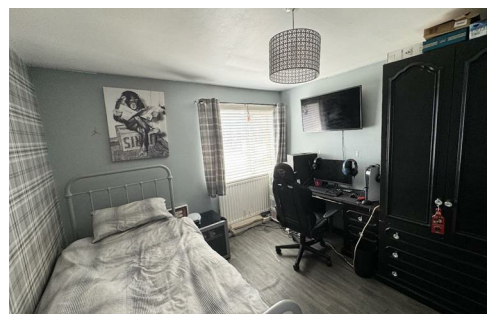
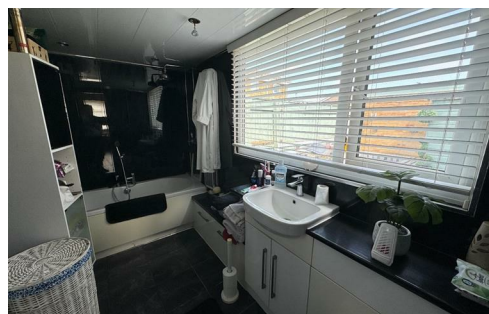
uPVC double glazed window to rear, radiator.

### EXTERNALLY

Enclosed front and rear gardens.

### NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
			EU Directive 2002/91/EC

Current: 65, Potential: 82

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