



Macaulay Road, Rift House, TS25 4NF
3 Bed - House - Mid Terrace
Offers In Excess Of £129,950

EPC Rating: D
Tenure: Freehold
Council Tax Band: A



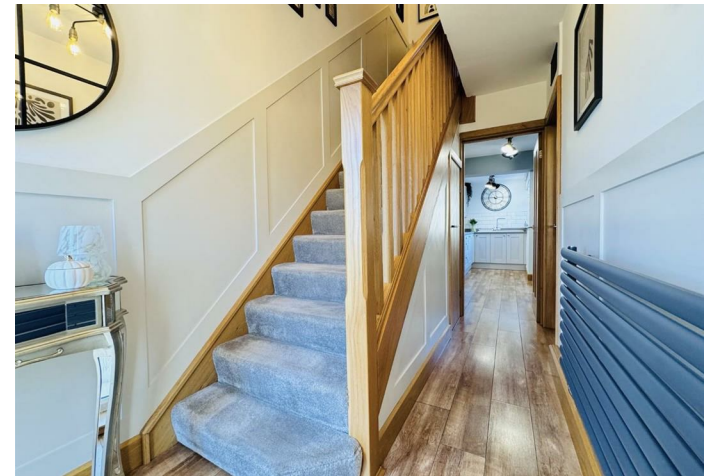
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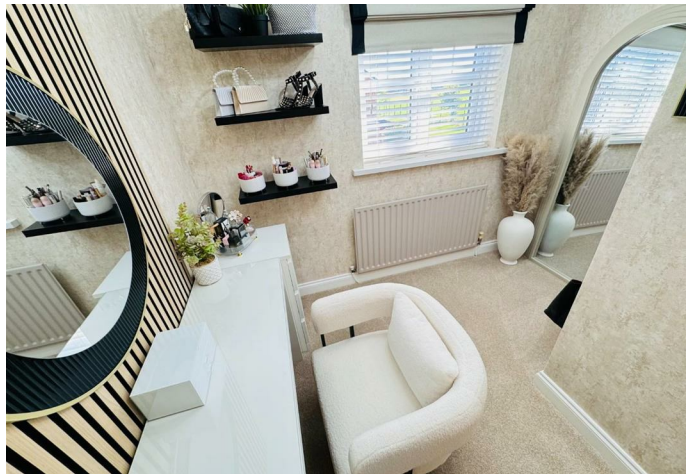
Macaulay Road

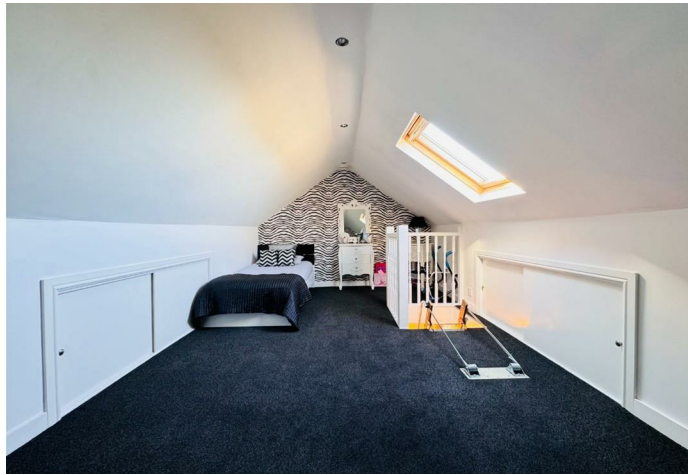
Rift House Hartlepool TS25 4NF

A stunning THREE BEDROOM mid terraced property occupying a pleasant set back position on Macaulay Road. The home offers beautifully upgraded accommodation with a stunning recently refitted kitchen, modern bathroom, tasteful decor and flooring, upgraded internal doors, gas central heating and uPVC double glazing. Externally the property has been attractively rendered, features low maintenance landscaped gardens and includes a large home bar/summerhouse. An early viewing comes highly recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to a spacious lounge with media wall, modern inset electric fire and French doors to the rear garden. The kitchen/breakfast room includes a range of built-in appliances and useful breakfast bar, whilst a separate utility room offers further space for free standing appliances. To the first floor are three bedrooms and a generous attic room offering a variety of uses with pull down access ladder. The bedrooms are served by a modern family bathroom which incorporates a three piece suite and chrome fittings. Externally is low maintenance front with artificial turf, paving and brick boundary wall. The enclosed rear garden offers an enviable place for entertaining family and friends with large summerhouse/bar included. Macaulay Road is located in popular part of Rift House, close to both schools and amenities, with the property overlooking a small pedestrian green to the front. Homes of this quality are rarely available. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door with uPVC double glazed side screen, modern laminate flooring, oak stairs to the first floor with fitted carpet and under stairs storage cupboard, upgraded internal doors, skirting and frames, attractive part panelled walls, modern radiator.

LOUNGE

20'10 x 12'4 narrowing to 8'9 (6.35m x 3.76m narrowing to 2.67m)

A spacious dual aspect lounge with uPVC double glazed bow window to the front aspect, uPVC double glazed French doors to the rear garden, media wall with inset remote controlled electric fire, television recess and display areas with lighting, fitted carpet, coving to ceiling, two single radiators.

KITCHEN/BREAKFAST ROOM

15'4 x 9'3 (4.67m x 2.82m)

A stunning kitchen/breakfast room which features a quality range of units to base and wall level with complementing work surfaces, incorporating an inset single drainer ceramic sink unit with chrome mixer tap, built-in electric double oven with separate four ring gas hob and extractor over, white 'brick' style tiling to splashback, integrated fridge/freezer, downlighting to eye level units, breakfast bar area, modern laminate flooring, uPVC double glazed window, uPVC double glazed door to the rear garden, modern vertical radiator.

UTILITY ROOM

5'10 x 5'10 (1.78m x 1.78m)

Access via the rear garden with a range of base level units and complementing work surfaces, recess with plumbing for washing machine, vinyl flooring, uPVC double glazed access door.

FIRST FLOOR

LANDING

Beautiful upgraded internal doors, frames and skirting, fitted carpet, hatch to attic space.

BEDROOM ONE

14'8 x 9'6 (4.47m x 2.90m)

A generous master bedroom with two uPVC double glazed windows to the rear aspect, useful storage cupboard, fitted carpet, single radiator.

BEDROOM TWO

11'2 x 9'4 (3.40m x 2.84m)

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM THREE

8'11 x 7'11 (2.72m x 2.41m)

Currently used as a dressing room with feature wall, uPVC double glazed window to the front aspect, useful storage cupboard, fitted carpet, single radiator.

ATTIC ROOM

17'4 x 9'11 (5.28m x 3.02m)

A large attic room offering a variety of uses with access from the landing via a pull down wooden ladder, double glazed 'Velux' style window to the rear aspect, fitted carpet, eaves storage, inset spotlights.

FAMILY BATHROOM/WC

7'7 x 5'4 (2.31m x 1.63m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap, shower over and separate attachment, protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, modern panelling to walls, uPVC double glazed window to the rear aspect, heated towel radiator.

EXTERNALLY

The property offers low maintenance landscaped gardens to the front and rear, the front featuring artificial turf, attractive paving, boundary wall, and wrought iron gate. The enclosed rear garden offers an enviable place for entertaining with large summerhouse/bar included.

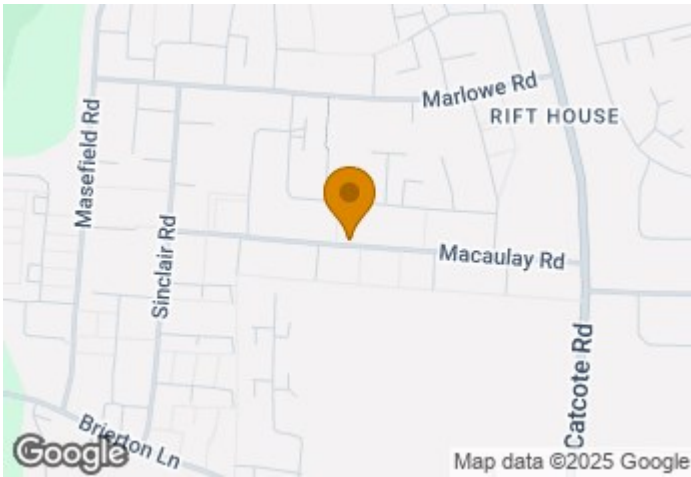
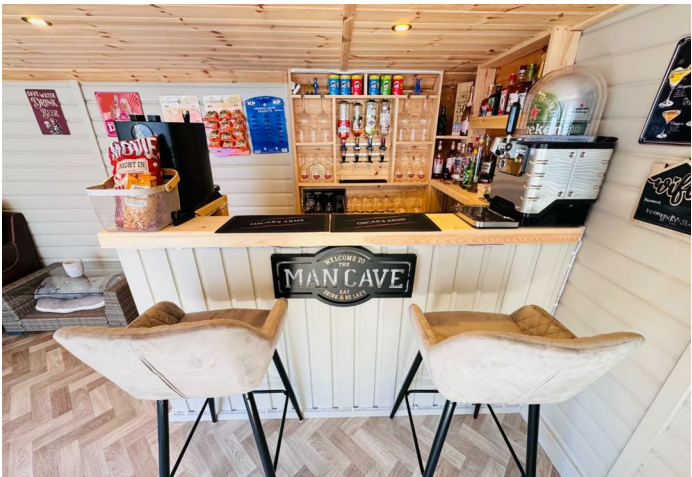
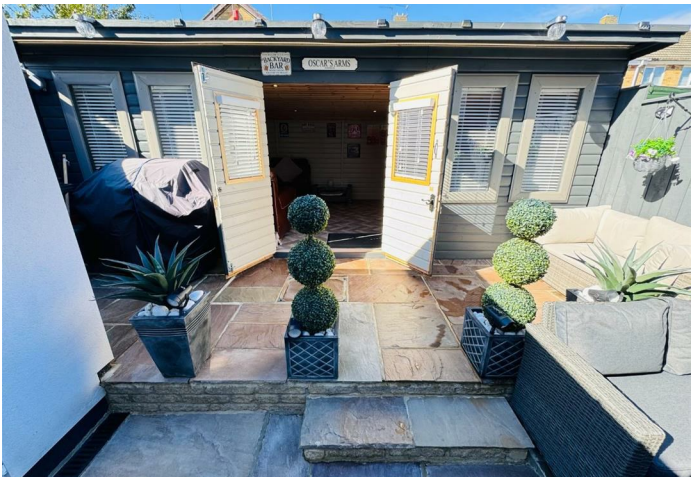
SUMMERHOUSE/BAR

19'3 x 11'6 (5.87m x 3.51m)

Access via double doors, four windows, lighting, sockets and bar area.

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.



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		
	63	77
England & Wales		EU Directive 2002/91/EC



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 and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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