

A spacious THREE BEDROOM mid terraced property on Macaulay Road in a popular part of the Rift House estate, close to schools and amenities. The home offers an extended kitchen, whilst also benefitting from useful off street parking to the front. The accommodation has undergone a number of upgrades since purchase, with the benefit of a re-wire and upgraded heating system. An internal viewing comes recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor, spacious through lounge/dining room, extended kitchen/diner, three bedrooms and bathroom. Externally the property has an attractive rendered front, block paved driveway and an enclosed rear garden. Macaulay Road is located off Catcote Road. An ideal purchase for a first time buyer or young family. **VIEWING RECOMMENDED.**

Macaulay Road, Hartlepool, TS25 4NF

3 Bedroom - House - Mid Terrace

£117,500

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door with uPVC double glazed side screen, modern laminate flooring, staircase to the first floor with fitted carpet and under stairs storage cupboard, convector radiator.

THROUGH LOUNGE/DINING ROOM

12'3 x 20'8 (3.73m x 6.30m)

A spacious through lounge/dining room which offers a high degree of natural light with a large uPVC double glazed window to the front aspect and uPVC double glazed patio doors to the rear, fitted carpet, television point, convector radiator.

EXTENDED KITCHEN/DINER

9'3 x 21'9 (2.82m x 6.63m)

Fitted with a range of units to base and wall level with roll-top work surfaces, single drainer stainless steel sink unit with dual taps, recess for gas cooker, extractor hood over, tiling to splashback, plumbing for washing machine, space for additional free standing appliances/breakfast area, uPVC double glazed windows, uPVC double glazed door to the rear garden, 'tile' effect vinyl flooring, convector radiator.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space, access to bedrooms and bathroom.

BEDROOM ONE

14'6 x 9'4 (4.42m x 2.84m)

A good size master bedroom with two uPVC double glazed windows to the rear aspect, built-in storage cupboard, fitted carpet, convector radiator.

BEDROOM TWO

9'4 x 11'3 (2.84m x 3.43m)

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

BEDROOM THREE

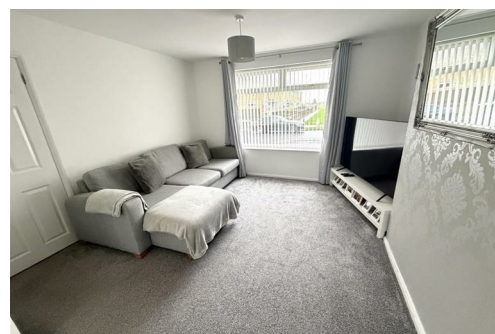
9' x 7'11 (2.74m x 2.41m)

Currently used as a home office, with uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BATHROOM/WC

7'9 x 5'6 (2.36m x 1.68m)

Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with central mixer tap, low level WC, tiling to splashback, two uPVC double glazed windows to the rear aspect, 'tile' effect vinyl flooring, chrome heated towel radiator.



Macaulay Road, Hartlepool, TS25 4NF

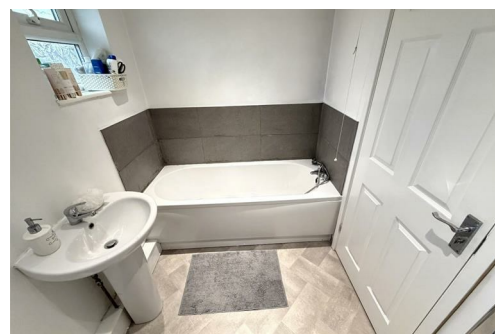


EXTERNALLY

The property offers an attractive rendered front, block paved double driveway and an enclosed rear garden with patio and lawned areas. A useful timber storage shed is included in the asking price.

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.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
851 ft²
79 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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. We 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		59
(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