



A deceptively spacious THREE BEDROOM mid terraced property, located in a popular part of the Rift House Estate. The home offers accommodation ideal for variety of buyers including first time buyers and families, with features including gas central heating and uPVC double glazing. The full layout comprises: entrance hall with stairs to the first floor and access to a spacious dual aspect lounge/dining room, the kitchen leads through to a useful utility room with French doors to the rear garden. To the first floor are three good size bedrooms and the bathroom with separate WC. Externally is a low maintenance front garden and an enclosed rear garden with great potential. Drayton Road is located off Macaulay Road with easy access to schools and amenities.

**Drayton Road, Hartlepool, TS25 4NN**

**3 Bedroom - House - Mid Terrace**

**£95,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**



Drayton Road, Hartlepool, TS25 4NN



## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door with uPVC double glazed side screens, staircase to the first floor with useful under stairs storage cupboard, dado rail, inset spotlighting to the ceiling, single radiator, access to:

### THROUGH LOUNGE/DINING ROOM

A spacious through lounge/dining room with a large uPVC double glazed window to the front aspect, additional uPVC double glazed window looking out to the rear garden, attractive cast iron fire surround, modern laminate flooring, dado rail, double radiator, additional single radiator.

### KITCHEN

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with modern spray mixer tap, recess for free standing cooking range, recess with plumbing for washing machine, space for additional appliance, panelling to walls and ceiling, uPVC double glazed window to the rear aspect, internal door through to the utility.

### UTILITY ROOM

A useful utility room which offers space for additional free standing appliances, with worktop and recess for free standing fridge/freezer, attractive exposed wood flooring, uPVC double glazed French doors to the rear garden, uPVC double glazed window, panelling to ceiling, single radiator.

## FIRST FLOOR

### LANDING

Access to bedrooms, bathroom and separate WC, hatch to loft space.

### BEDROOM ONE

A good size master bedroom with two uPVC double glazed windows overlooking the rear garden, built-in wardrobes, useful storage cupboard, laminate flooring, double radiator.

### BEDROOM TWO

uPVC double glazed window to the front aspect, laminate flooring, inset spotlighting to the ceiling, double radiator.

### BEDROOM THREE

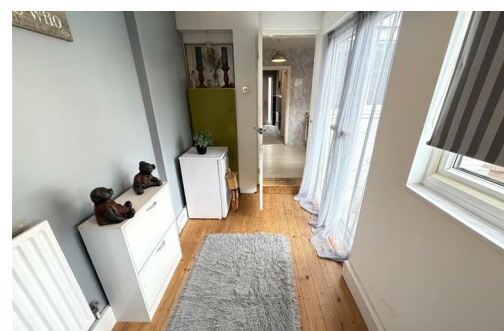
uPVC double glazed window to the front aspect, laminate flooring, dado rail, double radiator.

### BATHROOM

Fitted with a two piece suite comprising: panelled bath with dual taps and shower over, inset wash hand basin with dual taps and vanity cabinet below, tiling to splashback, panelling to ceiling, uPVC double glazed window to the rear aspect.

### SEPARATE WC

Fitted with a low level WC, part tiled walls, panelling to ceiling, uPVC double glazed window to the rear aspect.



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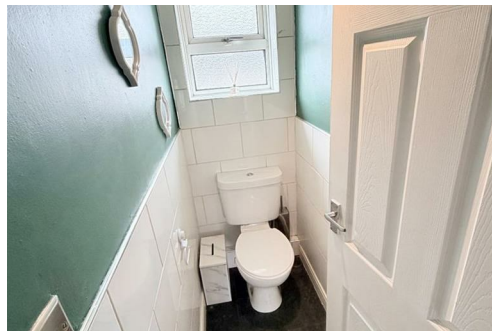


**EXTERNALLY**

The property features a low maintenance paved front enclosed by a brick boundary wall. A shared passage to the side leads through to the enclosed rear garden, with lawn, artificial turf, paved path and fenced boundaries.

**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	64	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
841 ft<sup>2</sup>  
78.1 m<sup>2</sup>

(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.

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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.

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