



**Masefield Road, TS25 4LE**  
**3 Bed - House - Semi-Detached**  
**£135,000**

**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: A**

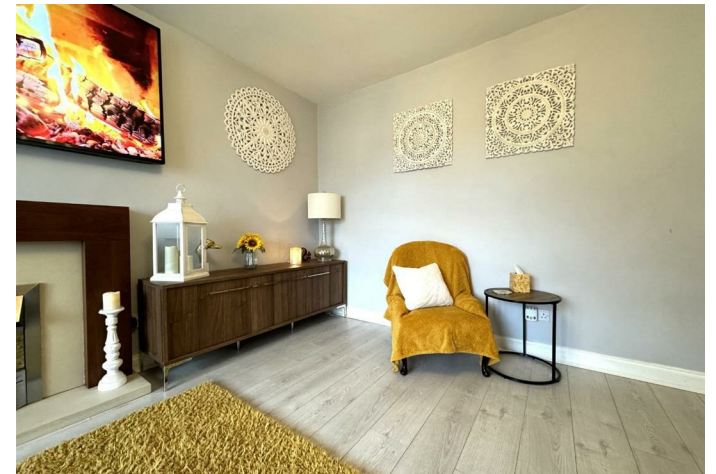


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# Masefield Road Hartlepool TS25 4LE

\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A modern THREE BEDROOM semi-detached property on Masefield Road in Rift House. The home offers deceptively spacious accommodation with THREE RECEPTION ROOMS and occupies a pleasant position with SOUTH FACING REAR GARDEN. An ideal purchase for a first time buyer or family with further benefits including gas central heating, uPVC double glazing and solar panels. The full layout comprises: entrance hall with stairs to the first floor and access to the bay fronted family lounge with feature fire surround, the kitchen is fitted with modern white gloss units and leads through to the rear reception room/dining room. A useful utility room offers space for appliances and gives access to the guest WC and converted garage which is currently used as a home study and play room. To the first floor are three bedrooms and a modern family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front garden with a block paved driveway providing useful off street parking. An area to the side provides further parking potential and leads to a useful storage shed. The south facing rear garden has lawn and decked patio areas which should prove to be a sun trap in the summer months. The home is well situated within a short stroll of Rift House Primary School, Catcote Academy and English Martyrs whilst being close to Summerhill Country Park.



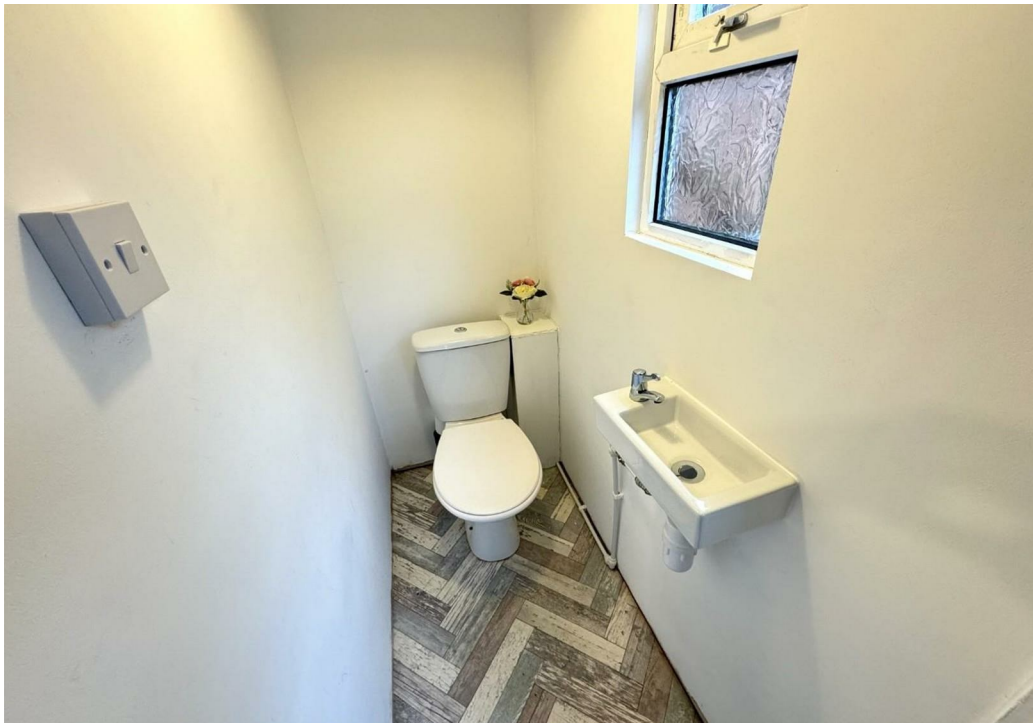
















## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door, fitted with modern laminate flooring, stairs to the first floor with fitted carpet, radiator with cover included.

### FAMILY LOUNGE

15'3 x 11'10 (4.65m x 3.61m)

A good size lounge with uPVC double glazed bay window to the front aspect, feature fire surround with electric fire, modern laminate flooring, wall mounted television point, radiator with cover included.

### KITCHEN

12'9 x 8'6 (3.89m x 2.59m)

Fitted with a modern range of white gloss units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built in electric oven with four ring hob above, space for free standing fridge/freezer, recess for wine cooler, uPVC double glazed window to the rear aspect, under stairs storage cupboard, uPVC door to the utility and access to the dining room.

### REAR RECEPTION ROOM / DINING ROOM

12'8 x 9'8 (3.86m x 2.95m)

uPVC double glazed French doors to the rear garden, modern laminate flooring, radiator with cover included.

### UTILITY ROOM

8'4 x 4'7 (2.54m x 1.40m)

Fitted worktop with space below for appliances including plumbing for washing machine and space for tumble dryer, uPVC double glazed side door, access to guest WC and study/play room.

### GUEST WC

Fitted with a two piece white suite and chrome fittings comprising; wall mounted wash hand basin with chrome mixer tap, low level WC, uPVC double glazed window to the side aspect.

### STUDY / PLAY ROOM

15'10 x 7'9 (4.83m x 2.36m)

A converted garage offering a variety of use and currently

used as a home study/play room with uPVC double glazed windows to the front and rear aspects, fitted with modern laminate flooring, convector radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space.

### BEDROOM ONE

12'9 x 8'8 extending to 10'7 into wardrobes (3.89m x 2.64m extending to 3.23m into wardrobes)

Wall to wall wardrobes with sliding doors, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

### BEDROOM TWO

12'9 x 9'7 (3.89m x 2.92m)

Built in storage cupboard, uPVC double glazed window to the rear aspect, fitted carpet, convector radiator.

### BEDROOM THREE

9'8 x 7'7 (2.95m x 2.31m )

Built in storage cupboard/wardrobe, uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

### FAMILY BATHROOM

6'10 x 6'3 (2.08m x 1.91m)

Fitted with a modern three piece white suite and chrome fittings comprising; tiled bath with chrome mixer tap and shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, low level WC, attractive tiled splashback, built in storage cupboard, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

## EXTERNALLY

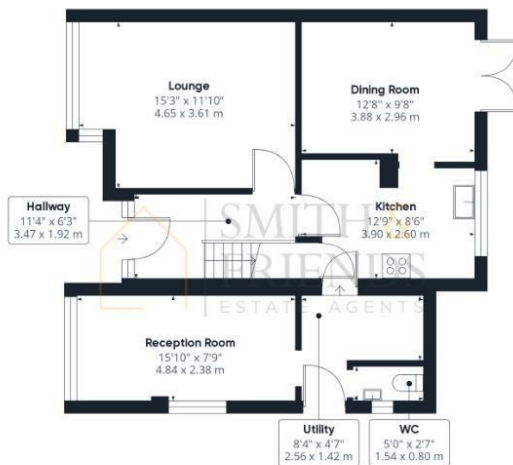
The property features a part lawned front garden with brick boundary wall. Double timber gates open to a block paved driveway allowing useful off street parking. A gate to the side, leads through to an area with potential for further off street parking/secure storage. The enclosed rear garden enjoys a southerly aspect with lawn, paved and decked areas.











Ground Floor

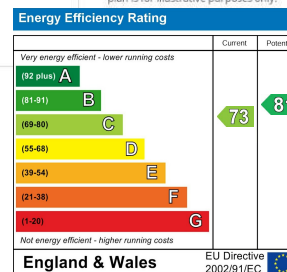


Floor 1

Approximate total area<sup>(1)</sup>  
1107.83 ft<sup>2</sup>  
102.92 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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.

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



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