



**Longfellow Walk, Rift House, TS25 4PT**  
**4 Bed - House - End Terrace**  
**£155,000**

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



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## Longfellow Walk Rift House, Hartlepool, TS25 4PT

A stunning FOUR BEDROOM end terraced property offering significantly upgraded, extended and enhanced accommodation, ideal for families requirements. The home occupies a prominent corner position with ample external space, south facing front and the rare benefit of secure off street parking at the rear. An internal viewing comes highly recommended, with a versatile layout which incorporates three first floor bedrooms, generous ground floor bedroom, stunning open plan kitchen/diner/sitting room and two bathrooms. Attractively presented throughout, with further benefits including gas central heating and uPVC double glazing.

The spacious layout comprises: entrance porch through to the open plan kitchen/diner/sitting room which offers an enviable place for entertaining family and friends with access to the front garden and rear yard. The dual aspect lounge includes a 'log burner' style electric fire. A generous bedroom and large utility/shower room complete the ground floor. To the first floor are a further three bedrooms and the family bathroom which incorporates a three piece suite and chrome fittings. Externally is a south facing front which should prove to be low maintenance with decked areas and block paving. The enclosed rear yard offers a further outdoor space and a driveway provides useful off street parking. Part of the garage remains to offer storage with remote controlled roller door.

Longfellow Walk sides onto Sinclair Road in a popular part of the Rift House estate close to schools and transport links. Homes of this size and quality are rarely available for sale in the area, an early viewing comes highly recommended.









## **GROUND FLOOR**

### **ENTRANCE PORCH**

Accessed via double glazed composite entrance door, uPVC double glazed windows, part panelled walls, laminate flooring, upgraded oak internal door.

### **FAMILY LOUNGE**

10'2 x 18'1 (3.10m x 5.51m)

A generous dual aspect lounge with a large uPVC double glazed bow window to the front aspect, additional uPVC double glazed window to the rear aspect, chimney breast with recessed electric 'log burner' style fire, attractive brick slit tiling behind, oak mantle above, fitted carpet, modern vertical radiator.

### **OPEN PLAN KITCHEN/DINER/SITTING ROOM**

13'6 x 28'4 (4.11m x 8.64m)

#### **DINER/SITTING ROOM AREA**

uPVC double glazed French doors to the front garden, staircase to the first floor with glass balustrading and storage below, modern laminate flooring, wall mounted television point, coving to ceiling.

#### **KITCHEN AREA**

Fitted with a beautiful range of gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces with matching splashback incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with matching microwave above, separate gas hob with extractor hood over, black glass splashback, recess for free standing fridge/freezer, wine rack to base level, complementing island with breakfast bar, uPVC double glazed window to the side, uPVC double glazed door to the rear yard, matching laminate flooring, coving to ceiling, convector radiator, access to:

### **GROUND FLOOR SHOWER ROOM & UTILITY**

13'7 x 6'8 (4.14m x 2.03m)

Fitted with a modern three piece suite comprising: double shower with electric shower and protective glass shower screen, inset wash hand basin with central mixer tap and white gloss vanity drawers below, close coupled WC, worktop with space below for washing machine and tumble dryer, attractive panelling to walls, uPVC double glazed window to the side aspect, coving to ceiling, modern vertical radiator.

### **GROUND FLOOR BEDROOM (BEDROOM ONE)**

11'9 x 12'4 (3.58m x 3.76m)

A generous bedroom with two uPVC double glazed windows to the front aspect, fitted carpet, wall mounted television point, modern vertical radiator.

## **FIRST FLOOR**

### **LANDING**

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

## **BEDROOM TWO**

10'3 x 12'3 (3.12m x 3.73m)

uPVC double glazed window to the front aspect, built-in storage cupboard, fitted carpet, modern vertical radiator.

## **BEDROOM THREE**

10'4 x 9'10 (3.15m x 3.00m)

uPVC double glazed window to the front aspect, built-in storage cupboard housing gas central heating boiler, fitted carpet, convector radiator.

## **BEDROOM FOUR**

7'6 x 8'1 (2.29m x 2.46m)

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

## **FAMILY BATHROOM/WC**

7'1 x 5'6 (2.16m x 1.68m)

Fitted with a modern three piece suite comprising: panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap over, close coupled WC, attractive panelling to walls, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

## **EXTERNALLY**

The property occupies a prominent corner position with a south facing front garden which incorporates a block paved path and decked patio areas, with raised fenced boundary offering a good degree of privacy and gated access to the side. The enclosed rear garden offers an additional outside space with gated access to the rear. A driveway provides secure off street parking and leads to a garage storage area.

## **GARAGE STORAGE SPACE**

12'8 x 3'5 (3.86m x 1.04m)

Accessed via remote controlled roller door.

## **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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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