



Darwin Grove, Rift House, TS25 4PD
3 Bed - House - Mid Terrace
£69,995

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*****WAS £75,000*** PERFECT PROJECT FOR A BUYER TO PUT THEIR OWN STAMP ON THEIR NEW HOME *** NO CHAIN INVOLVED *** An excellent three bedroom mid terraced house which has the benefit of a west facing rear garden. This home has a pedestrianised area to the front which makes this ideal for young families, etc. in this sought after Rift House area in Hartlepool. Features include gas central heating with radiators to all rooms and has uPVC double glazing. Internally, the home is in need of some updating to bring it to the latest of modern day standards and has been priced accordingly. The floor plan briefly comprises: entrance hall, through lounge/dining room, enlarged kitchen which could accommodate a breakfast table and chairs, three bedrooms, plus a shower room and separate WC. Externally, is a low maintenance front garden, whilst to the rear of the property is an enclosed garden which is laid mainly to lawn. Internal viewing comes highly recommended to realise the potential of this home.**



GROUND FLOOR ACCOMODATION

ENTRANCE HALL

Hardwood entrance door, staircase to first floor, under stairs storage cupboard.

THROUGH LOUNGE

20'11 x 12'3 into alcove, narrowing to 8'7 (6.38m x 3.73m into alcove, narrowing to 2.62m)

Feature fireplace with matching plinths to either side, fitted gas fire with back boiler for central heating.

ENLARGED KITCHEN/BREAKFAST ROOM

15'4 x 9'2 overall (4.67m x 2.79m overall)

Fitted with a range of base, wall and drawer units with working surfaces, single drainer stainless steel sink unit, space for appliances with gas cooker point, plumbing for automatic washing machine (machines excluded), tiling to splashback, hardwood door to rear garden.

FIRST FLOOR

LANDING

Hatch to loft space.

BEDROOM ONE (rear)

9'7 x 14'6 overall (2.92m x 4.42m overall)

Built-in airing cupboard housing hot water cylinder, two windows creating a light and airy room.

BEDROOM TWO (front)

11'2 x 9'5 overall (3.40m x 2.87m overall)

BEDROOM THREE (front)

8'3 x 5'2 plus 4' x 3'5 overall (2.51m x 1.57m plus 1.22m x 1.04m overall)

SHOWER ROOM

Large shower area which is suitable for disabled use with electric shower fitting, pedestal wash hand basin, tiling to two walls.

SEPARATE WC

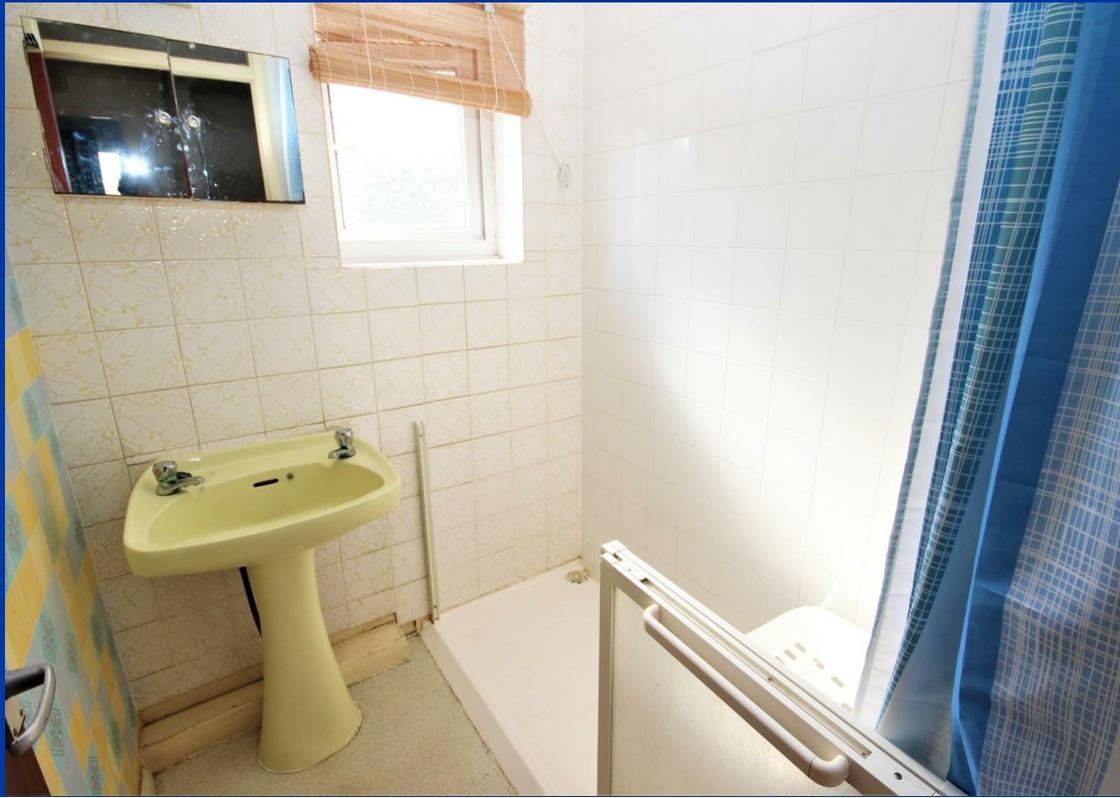
Low level WC.

OUTSIDE

The front area is laid mainly to concrete with feature circular flower beds. The enclosed rear garden enjoys a westerly aspect and is laid mainly to lawn with external store and gated access to side.

NB

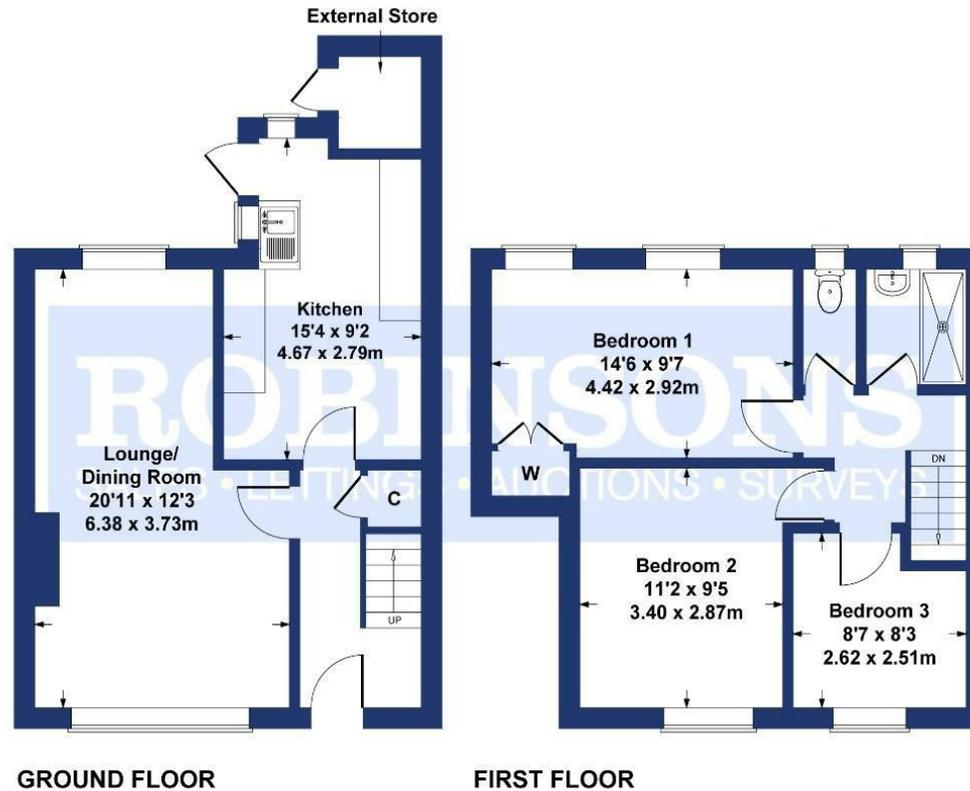
A shared passageway gives access to the rear of the property.





Darwin Grove Hartlepool

Approximate Gross Internal Area
888 sq ft - 82 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.