



Marlowe Road, Rift House, TS25 4NP
3 Bed - House - Semi-Detached
£129,950

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



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Marlowe Road, Rift House, TS25 4NP

**** CHAIN FREE **** A much improved and well presented THREE BEDROOM SEMI DETACHED PROPERTY that comes with viewing strongly recommended. The spacious property will certainly appeal to a variety of potential buyers, with a layout comprising of: entrance, dual aspect lounge with French doors opening onto the rear garden and a recently replaced kitchen which has a comprehensive range of wall, base and drawer units including integrated appliances. To the first floor are three double bedrooms and a modern family bathroom with separate toilet. Externally are enclosed gardens to front, rear and side. Also benefitting from uPVC double glazing throughout and gas central heating. Marlowe Road is located in a popular part of the Rift House estate.

GROUND FLOOR

ENTRANCE

uPVC double glazed glass panelled door, radiator, staircase to first floor landing.

LOUNGE

16'9 x 13'1 (5.11m x 3.99m)

Dual aspect with uPVC double glazed French doors opening onto the rear garden, uPVC double glazed window to front aspect, electric fire with modern surround, two radiators.

DINING KITCHEN

17'5 x 13'5 (5.31m x 4.09m)

Recently refitted with a range of wall, base and drawer units and contrasting worktops, inset sink and drainer with mixer tap, induction hob with illuminating extractor and fan assisted oven, plumbing for washing machine and space for fridge and freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door opening onto the side decking.

FIRST FLOOR

LANDING

uPVC double glazed window to rear.

BEDROOM 1

12'6 x 12'6 (3.81m x 3.81m)

uPVC double glazed window to front, radiator.

BEDROOM 2

12'10 x 9'2 (3.91m x 2.79m)

uPVC double glazed window to rear, radiator.

BEDROOM 3

11'6 x 10'2 (3.51m x 3.10m)

uPVC double glazed window to front, radiator.

FAMILY BATHROOM

5'11 x 5'7 (1.80m x 1.70m)

White and chrome suite with panelled bath, shower over and glass shower screen, pedestal wash hand basin, co-ordinated tiling, radiator, uPVC double glazed window to rear.

SEPARATE TOILET

4'7 x 2'7 (1.40m x 0.79m)

Low level WC, uPVC double glazed window.

EXTERNALLY

Set on a favourable corner plot, the enclosed rear garden is mainly laid to lawn with a paved patio area. To the side of the property is a private decking area, ideal for outdoor entertaining. The front garden is laid to lawn.

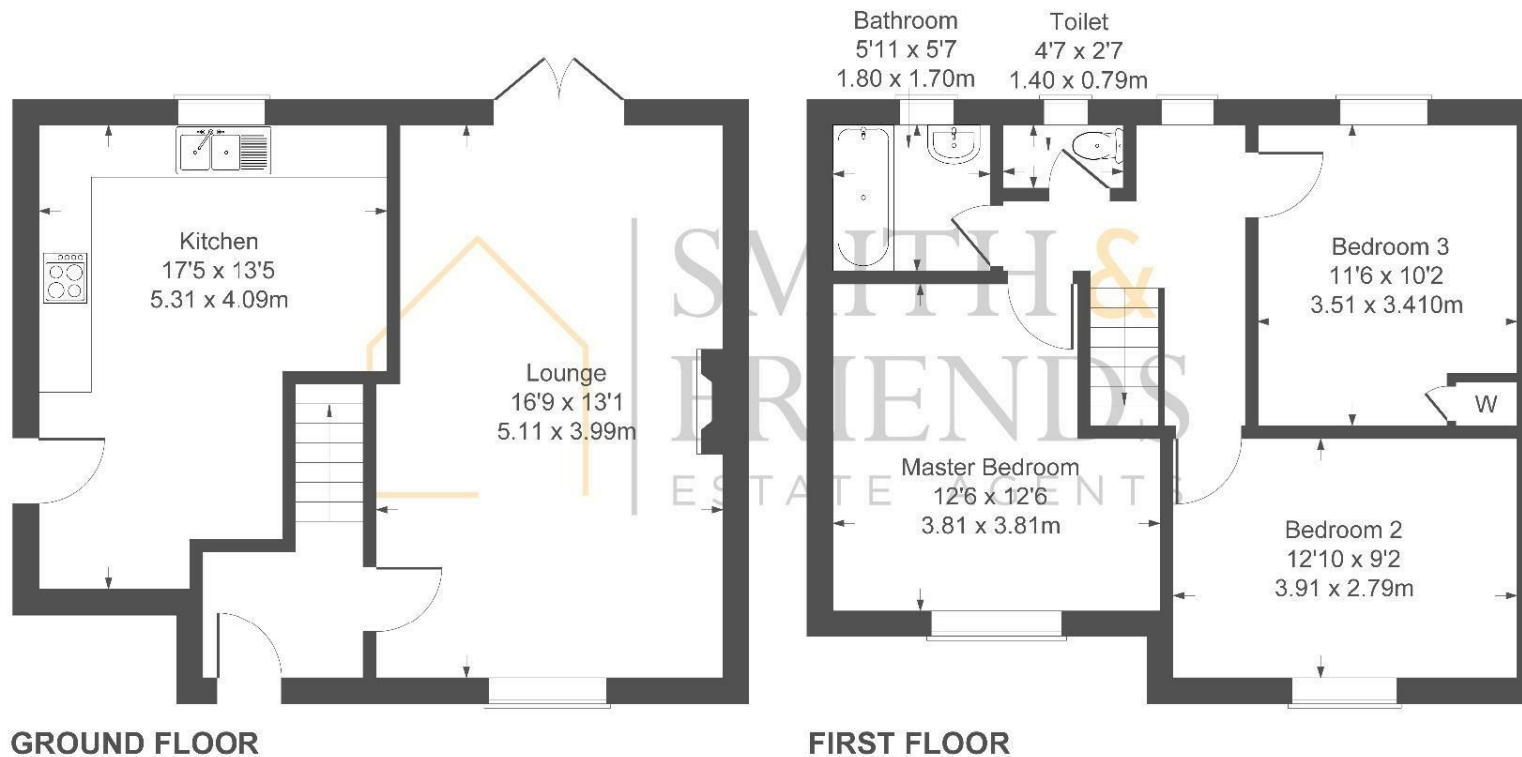
NB

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.

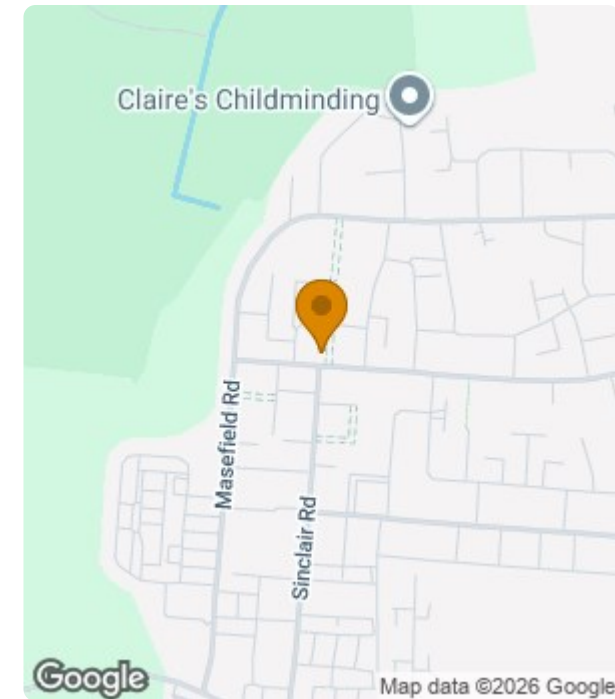


Marlowe Road

Approximate Gross Internal Area
1053 sq ft - 98 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	84
	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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