



Macaulay Road, Rift House, TS25 4NE
4 Bed - House - End Terrace
Offers In Excess Of £165,000

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

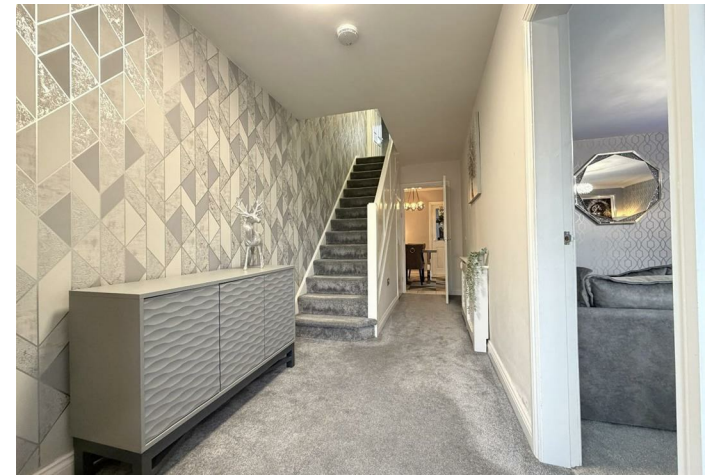


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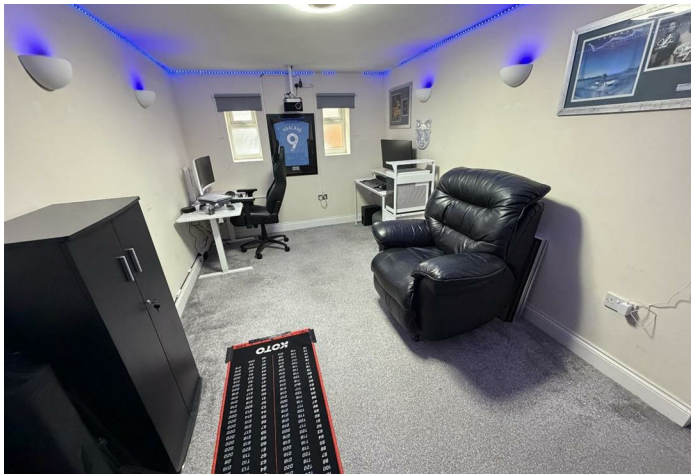
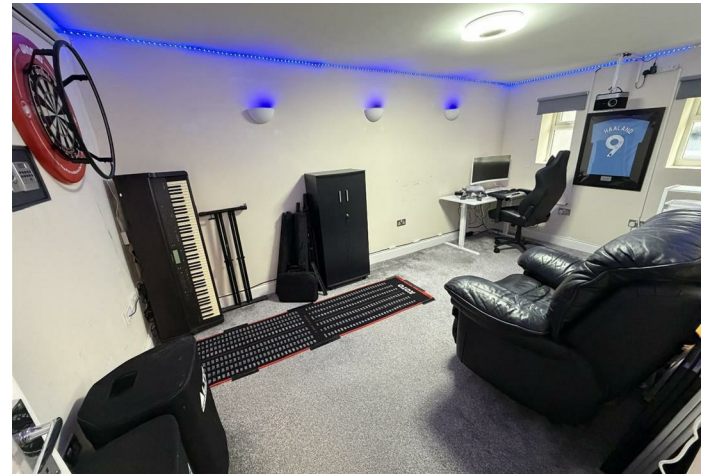
Macaulay Road

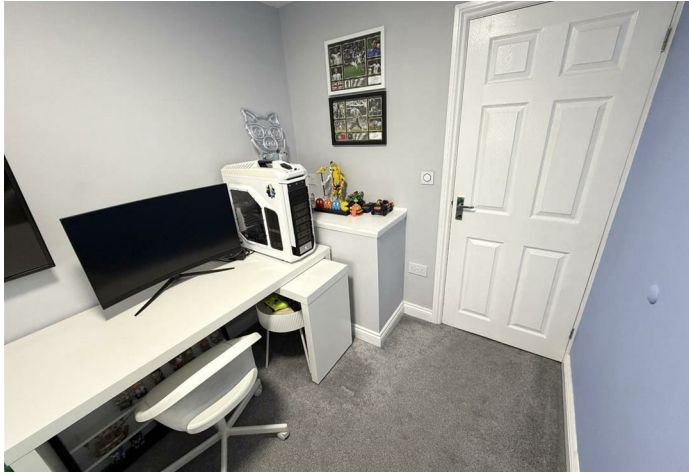
Rift House Hartlepool TS25 4NE

A stunning and rarely available FOUR BEDROOM end terraced property offering spacious and well proportioned accommodation. The home occupies a prominent corner position with beautifully landscaped gardens to three sides, useful off street parking and electric roller door. An ideal purchase for family requirements with two reception rooms, modern kitchen/diner, useful utility and superb shower room. An internal viewing comes recommended to appreciate the combined space, quality of accommodation and position on offer. The full layout comprises: entrance porch through to the entrance hall with stairs to the first floor and access to a spacious front lounge, the kitchen/diner incorporates a modern range of white gloss units and leads through to a large utility/storage room and through a further utility/laundry area with guest WC and integral door to the home office/games room. To the first floor are four well presented bedrooms which are served by the superb shower room which incorporates a three piece suite and chrome fittings. Externally the property has a slightly elevated front, facing down Macaulay Road in a popular part of the Rift House estate. A generous side garden features a large patio area with artificial turf, ideal for families with children. An electric roller door opens to a paved driveway, allowing secure off street parking. The side and rear garden includes feature lighting and power points. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE PORCH

3'1 x 7'8 (0.94m x 2.34m)

Accessed via uPVC double glazed entrance door, uPVC double glazed frosted windows, panelled ceiling, tiled floor, glazed internal door with side screen into the entrance hall.

ENTRANCE HALL

16'5 x 6'5 (5.00m x 1.96m)

A deep entrance hall which incorporates a staircase to the first floor with useful under stairs storage cupboard, fitted carpet, radiator with cover included, access to:

FRONT LOUNGE

16'7 x 14'1 (5.05m x 4.29m)

A good size lounge with a large uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, wall mounted television point, convector radiator.

KITCHEN/DINING ROOM

9' x 21' (2.74m x 6.40m)

A full width kitchen/diner which incorporates 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, built-in electric oven with eye-level microwave above, separate four ring gas hob with extractor hood over, attractive black 'brick' style tiling to splashback, three drawer unit below, recess for 'American' style fridge/freezer with storage above, tiled flooring which continues into the dining area, uPVC double glazed French doors to the rear garden, convector radiator.

UTILITY/STORAGE ROOM

10'7 x 7'1 (3.23m x 2.16m)

A modern range of units to base and wall level, large 'marble' style tiled flooring, uPVC double glazed door to the garden, uPVC double glazed window, convector radiator, access to:

UTILITY/LAUNDRY ROOM WITH GUEST WC

3'11 x 7'9 (1.19m x 2.36m)

Fitted worktop with space below for two appliances including plumbing for washing machine, panelling to walls, corner wash hand basin with central mixer tap, low level WC with macerator system, integral door to the home office/games room.

HOME OFFICE/GAMES ROOM

9'5 x 16'2 (2.87m x 4.93m)

Offering a variety of uses, with two uPVC double glazed windows, lighting, power points, fitted carpet.

FIRST FLOOR; LANDING

Built-in storage cupboard, fitted carpet, hatch to loft space.

BEDROOM ONE

10'1 x 13'8 (3.07m x 4.17m)

A good size master bedroom with large uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, wall mounted television point, convector radiator.

BEDROOM TWO

8'11 x 12'7 (2.72m x 3.84m)

uPVC double glazed windows to the side and rear aspects, fitted carpet, convector radiator.

BEDROOM THREE

10' x 7' (3.05m x 2.13m)

uPVC double glazed window to the front aspect, wall mounted television point, fitted carpet, convector radiator.

BEDROOM FOUR

6'3 x 10'8 (1.91m x 3.25m)

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

SHOWER ROOM/WC

5'5 x 8' (1.65m x 2.44m)

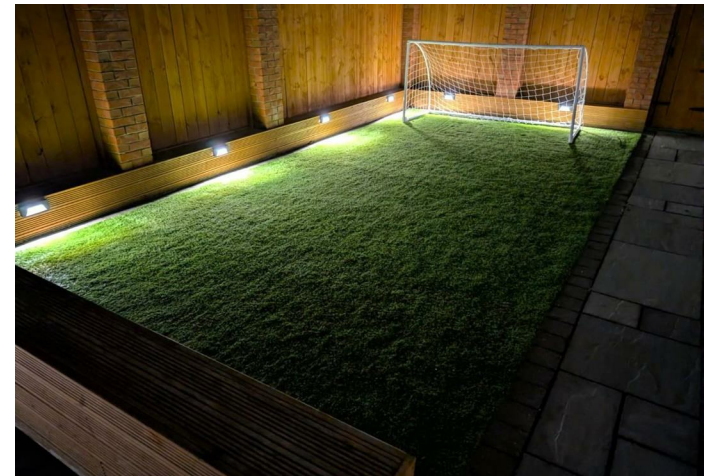
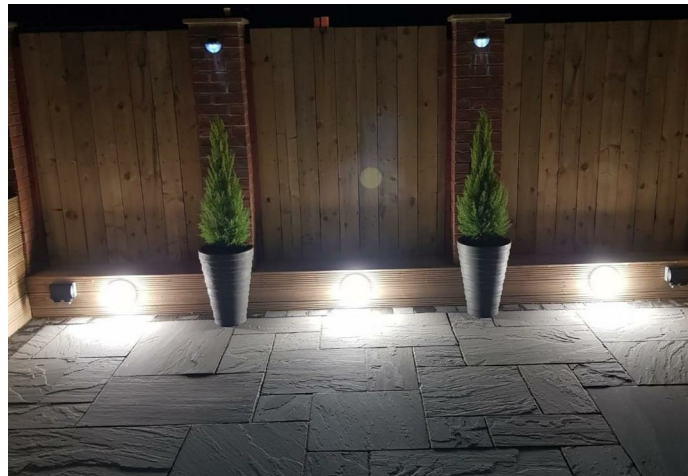
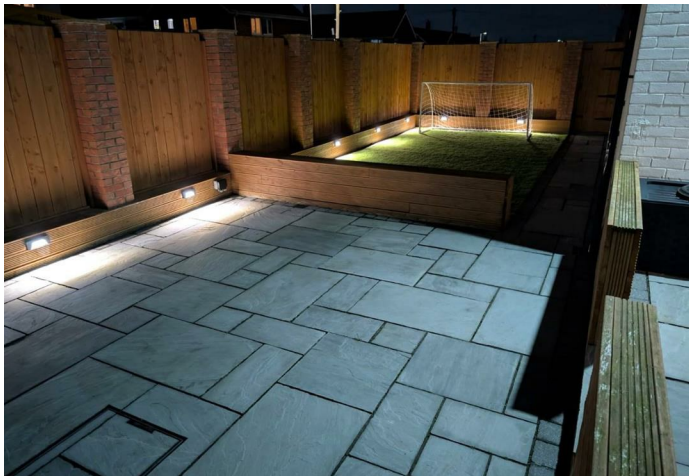
A stunning shower room which incorporates a three piece suite and chrome fittings comprising: walk-in shower area with chrome overhead shower and separate attachment, protective glass shower screen, inset wash hand basin with central mixer tap and vanity drawers below, close coupled WC, 'tile' effect panelling to walls, panelling and inset spotlighting to the ceiling, two uPVC double glazed windows to the rear aspect, extractor fan, 'marble' style tiled flooring, heated towel radiator.

EXTERNALLY

The property occupies a slightly elevated front position, with a low maintenance landscaped garden which incorporates artificial turf, pebbled area and boundary wall. The generous enclosed side garden offers a great space for entertaining, with large patio area, artificial turf, fence and brick boundary, gated access and feature lighting. The rear also includes external power points and electric roller door which opens to allow secure off street parking.

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.





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.

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	72	80
EU Directive 2002/91/EC		

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