



**Swinburne Road, Rift House, Hartlepool,
TS25 4JQ
3 Bed - House - Mid Terrace
£72,950**

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Swinburne Road, Rift House, TS25 4JQ

*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A deceptively spacious THREE BEDROOM mid terraced property located in the popular Rift House area of Hartlepool, close to both schools and amenities. The home would make an ideal purchase for a first time buyer or possible investment opportunity, with updating and modernisation required. An internal viewing comes recommended to appreciate the home's full potential, whilst features include gas central heating and uPVC double glazing. The full layout comprises: entrance hall with stairs to the first floor and access to a spacious through lounge/dining room with French doors to the rear garden. The kitchen/breakfast room has been extended and to the first floor are three bedrooms, bathroom and separate WC. Externally is a low maintenance front and enclosed rear garden which enjoys a southerly aspect. The property is set back from a pedestrian walkway, facing the rear of Laurel Gardens.

GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door with uPVC double glazed side screen, spindled staircase to the first floor with under stairs storage cupboard, double radiator.

THROUGH LOUNGE/DINING ROOM

20'11 x 12'3 (6.38m x 3.73m)

A spacious through lounge/dining room with a large uPVC double glazed window to the front aspect, uPVC double glazed French doors to the rear garden, coving to ceiling, two double radiators.

KITCHEN/BREAKFAST ROOM

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

Fitted with a range of units to base and wall level with contrasting work surfaces in an 'L' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above, tiling to splashback, recess for washing machine, space for free standing fridge/freezer, breakfast bar area with radiator below, uPVC double glazed door to the rear garden with matching side screen.

FIRST FLOOR

LANDING

Access to bedrooms, bathroom, separate WC and hatch to loft space.

BEDROOM ONE

12'10 x 10' (3.91m x 3.05m)

A good size master bedroom with large uPVC double glazed window to the front aspect, single radiator.

BEDROOM TWO

10'9 x 10'4 (3.28m x 3.15m)

uPVC double glazed window to the rear aspect, Main Eco Compact gas central heating boiler, single radiator.

BEDROOM THREE

9'6 x 7'1 (2.90m x 2.16m)

uPVC double glazed window to the front aspect, single radiator.

BATHROOM

5'5 x 4'11 (1.65m x 1.50m)

Fitted with a two piece suite comprising: panelled bath with mixer tap, pedestal wash hand basin with dual taps, tiling and panelling to splashback, uPVC double glazed window to the rear aspect.

SEPARATE WC

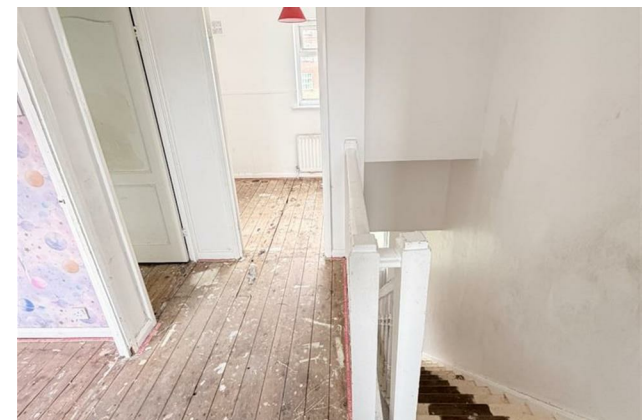
Fitted with a low level WC in white, part tiled walls, uPVC double glazed window to the rear aspect.

EXTERNALLY

The property is set back with a pedestrian walkway to the front, low maintenance, part lawned front garden with brick boundary wall and a shared passage to the side. The enclosed rear garden which enjoys a southerly aspect, is in need of maintenance and benefits from a useful brick outhouse.

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.

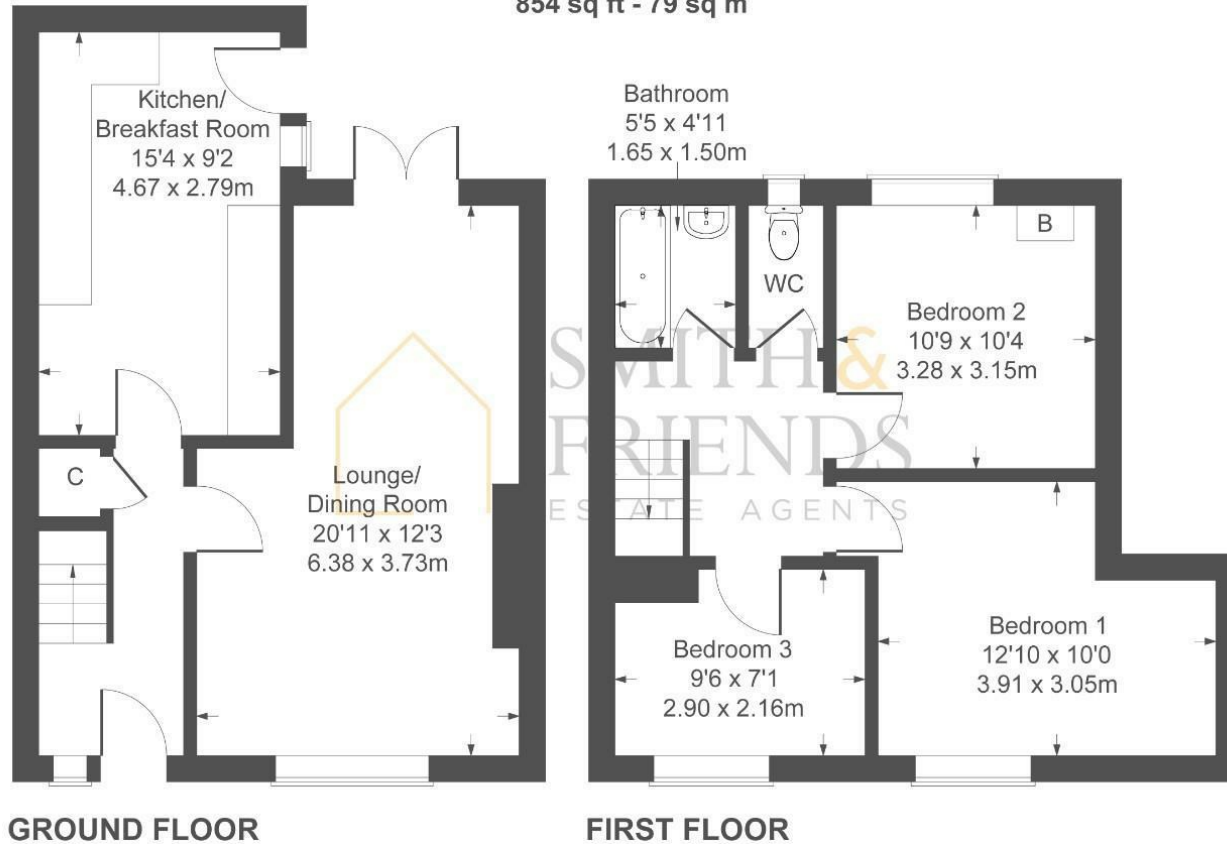




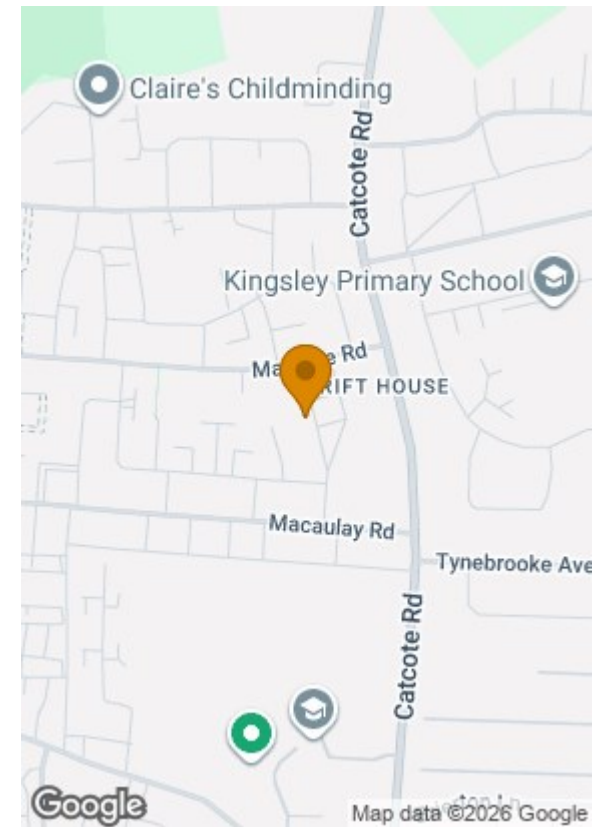


Swinburne Road

Approximate Gross Internal Area
854 sq ft - 79 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		
		EU Directive 2002/91/EC

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



SMITH & FRIENDS
ESTATE AGENTS

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.