

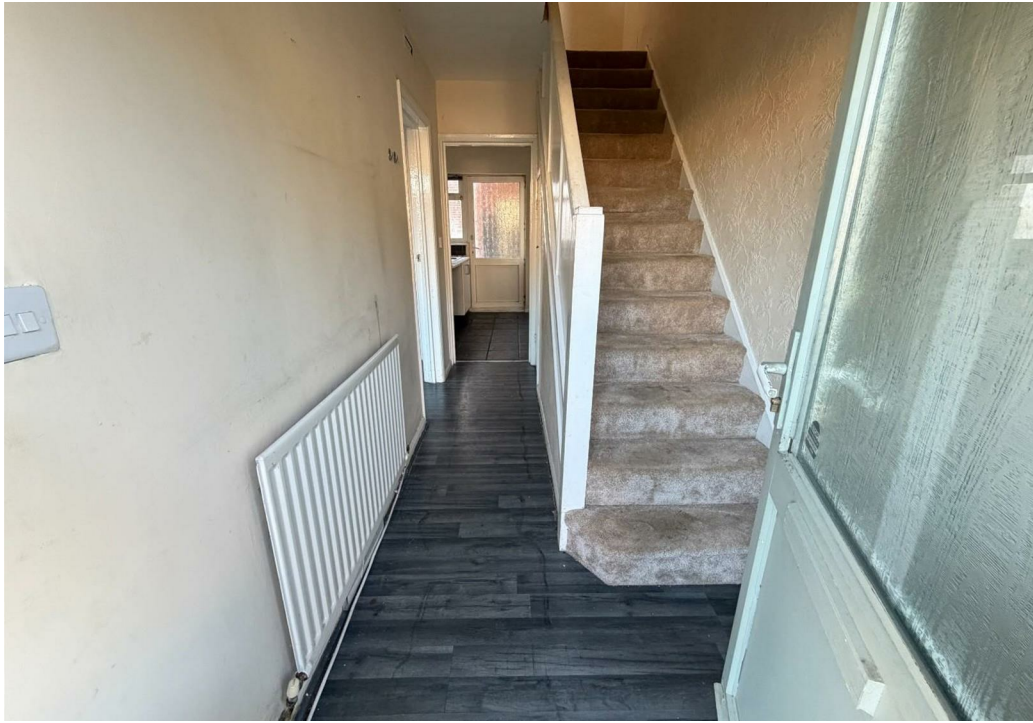


Macaulay Road, Rift House, Hartlepool, TS25  
4NG  
2 Bed - House - End Terrace  
£69,950

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



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## Macaulay Road, Rift House, TS25 4NG

\*\*\* NO CHAIN INVOLVED \*\*\* A deceptively spacious two bedroom end terraced property located in the popular Rift House area of Hartlepool. The home occupies a pleasant corner position with gardens to three sides. The accommodation features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance hall with stairs to the first floor, spacious through lounge/dining room, kitchen, two good size bedrooms and the bathroom. Externally are gardens to three sides with great potential. Macaulay Road is located within close proximity of both schools and amenities. An internal viewing comes recommended to appreciate the home's full potential.

### GROUND FLOOR

#### ENTRANCE HALL

Accessed via uPVC double glazed entrance door, laminate flooring, stairs to the first floor with storage cupboard below, single radiator.

#### THROUGH LOUNGE/DINING ROOM

**20'11 x 10'6 narrowing to 8'4**

A spacious through lounge/dining room with uPVC double glazed windows to the front, rear and side aspects, laminate flooring, single radiator.

#### KITCHEN

**8'6 x 7'8**

Fitted with a range of units to base and wall level with roll-top work surfaces, incorporating an inset single drainer sink unit with mixer tap, tiled splashback, space for free standing appliances, uPVC double glazed door to the rear, storage cupboard, tiled floor, convector radiator.

### FIRST FLOOR

#### LANDING

Hatch to loft space, access to both bedrooms and bathroom.

#### BEDROOM ONE

**16'7 x 9'10**

A good size master bedroom with two uPVC double glazed windows to the front aspect, additional uPVC double glazed window to the side aspect, built-in storage cupboard with Baxi Duo Tec boiler, single radiator.

#### BEDROOM TWO

**10'10 x 9'11**

A spacious second bedroom with uPVC double glazed window to the rear aspect, single radiator.

#### BATHROOM/WC

**6'5 x 5'6**

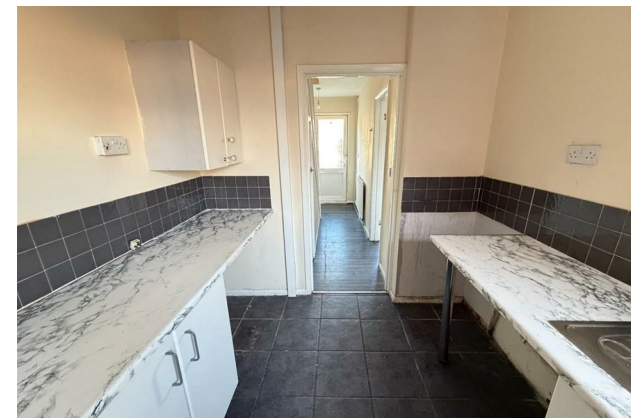
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, panelling to splashback, uPVC double glazed window to the rear aspect, single radiator.

#### EXTERNALLY

The property occupies a pleasant corner position with gardens to three sides, great potential and two outhouses for storage.

#### 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.

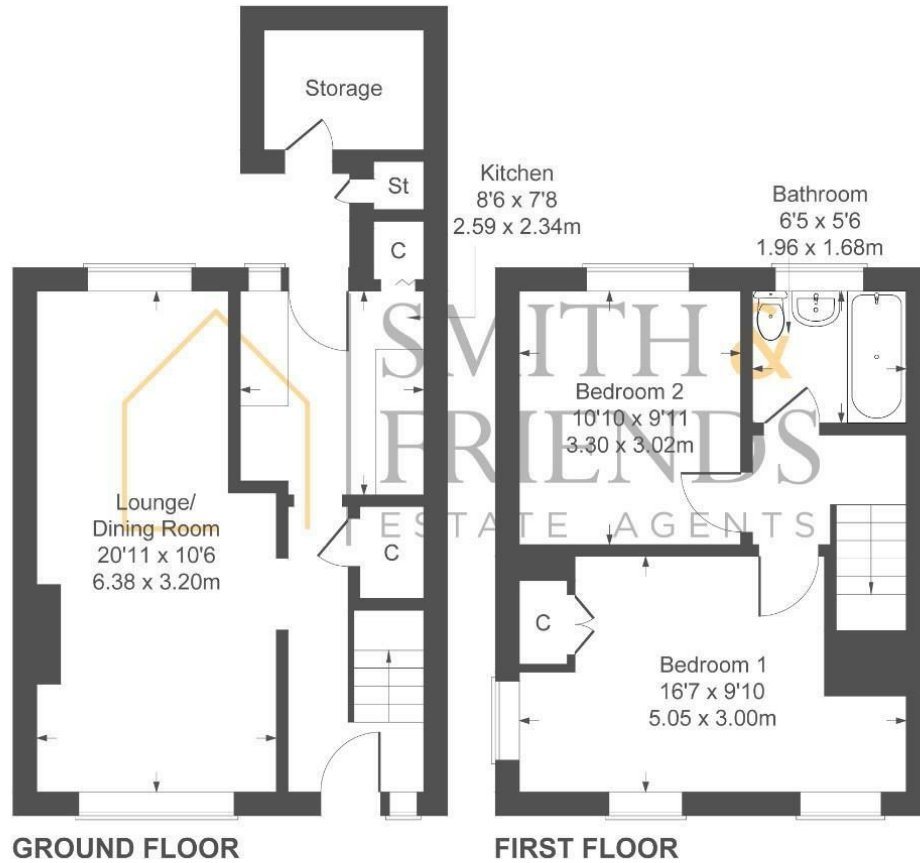




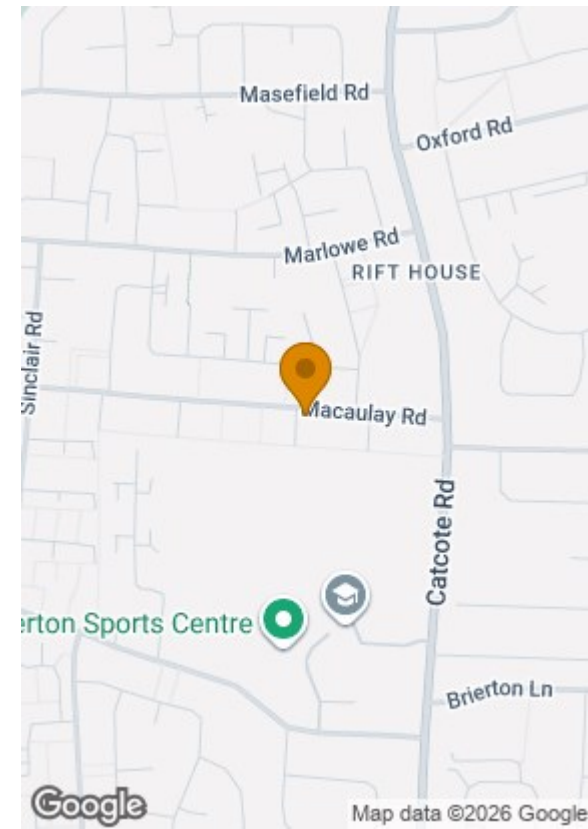


# Macaulay Road

Approximate Gross Internal Area  
722 sq ft - 67 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		84
(69-80)	C	69	
(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	

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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