



**Boswell Grove, Rift House, TS25 4HY**  
**4 Bed - House - End Terrace**  
**£139,950**

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

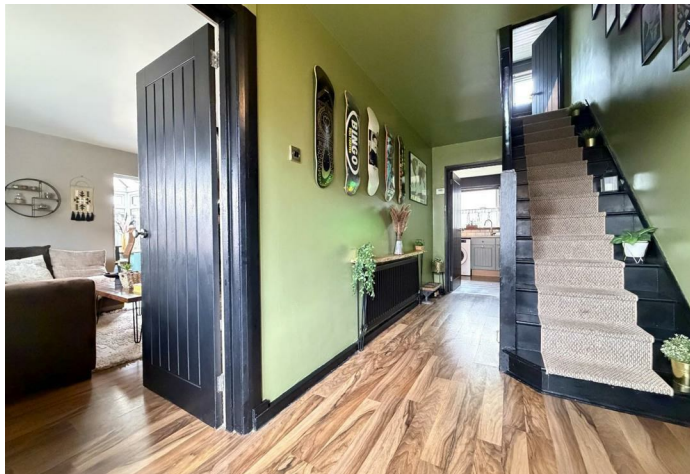
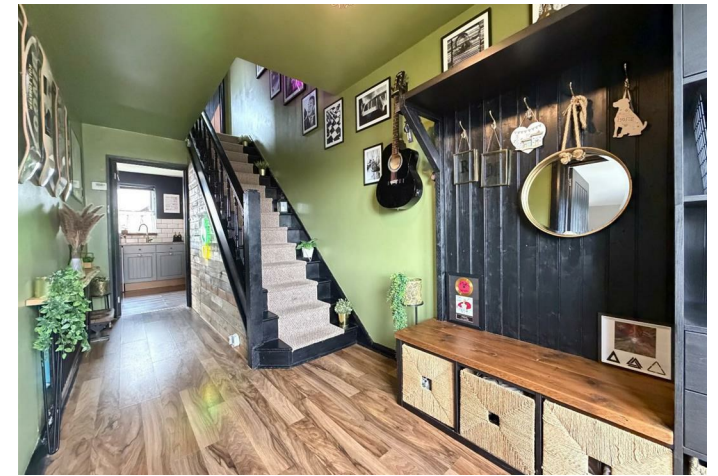


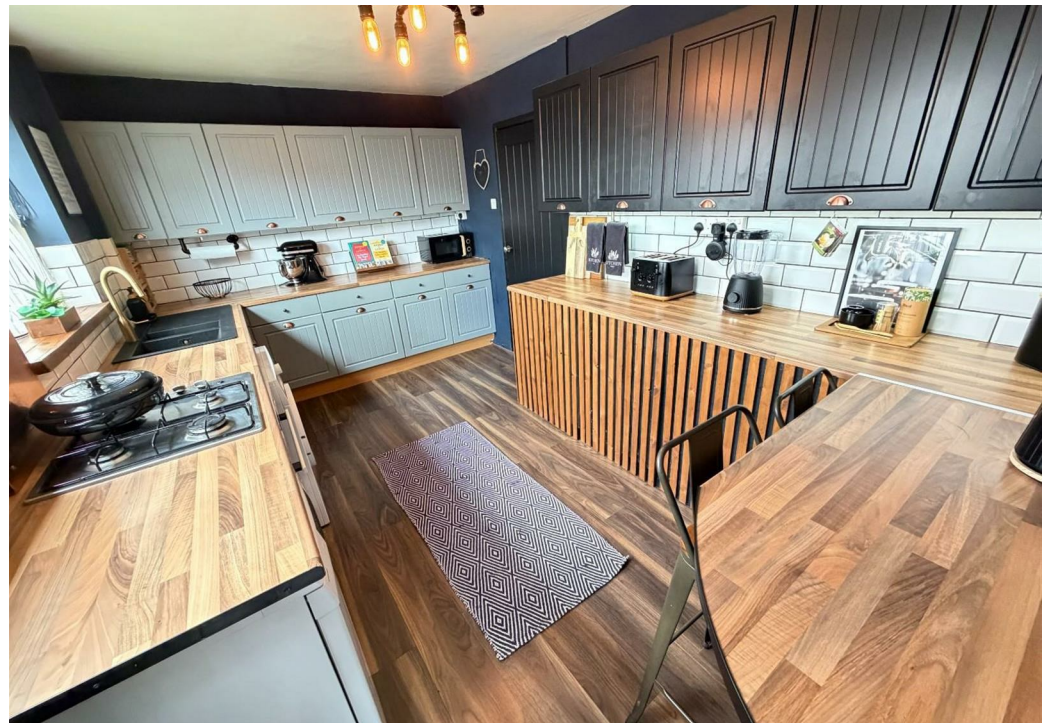
**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Boswell Grove

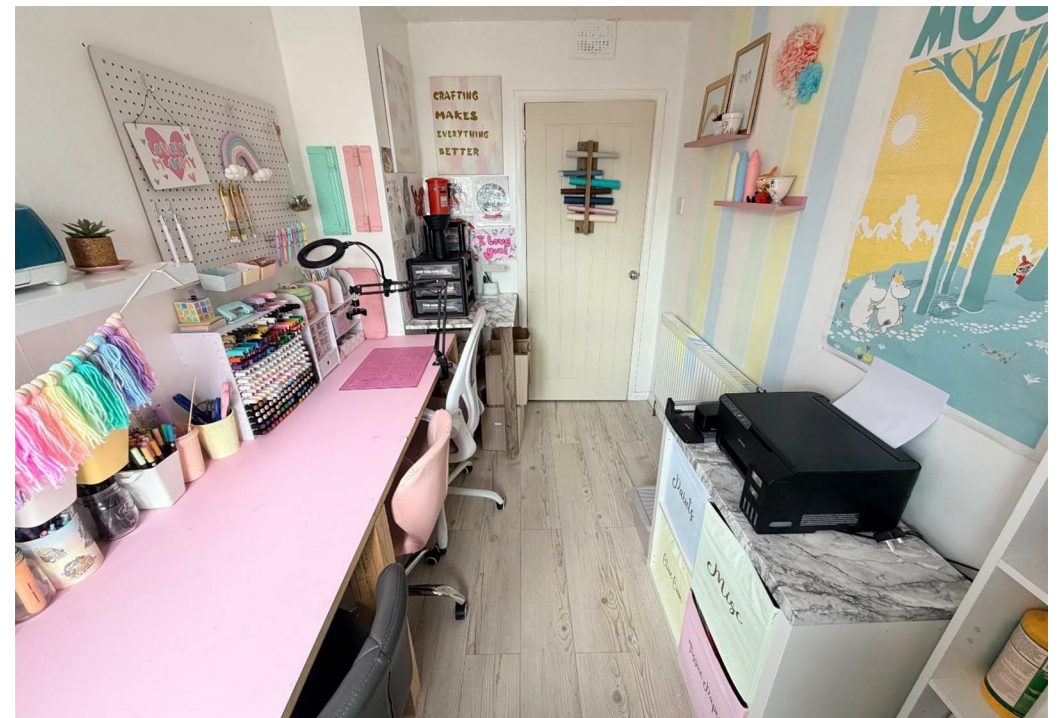
## Rift House Hartlepool TS25 4HY

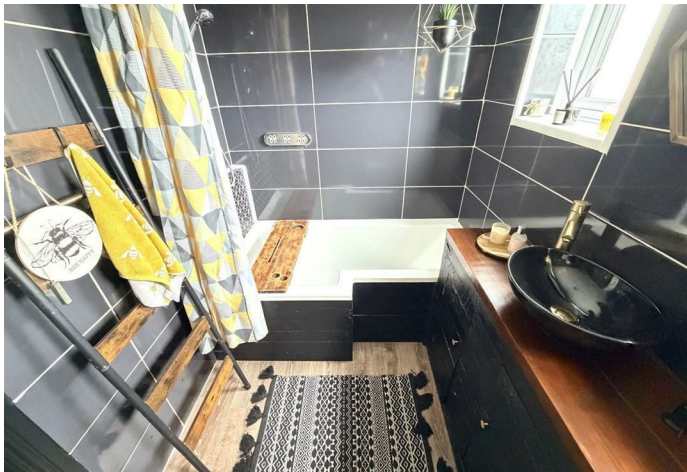
\*\*\*REDUCED\*\*\*A spacious FOUR BEDROOM end terraced property occupying a pleasant corner position on Boswell Grove, siding onto Macaulay Road in a popular part of the Rift House Estate. The home offers accommodation ideal for family requirements, with the benefit of a conservatory extension to the side. An internal viewing comes recommended, with further benefits including gardens to three sides, gas central heating and uPVC double glazing. The full layout comprises: generous entrance hall with stairs to the first floor and access to the spacious family lounge which in turn leads through to the conservatory. The kitchen/breakfast room links to the rear lobby and the utility area. To the first floor are four good size bedrooms and the family bathroom which incorporates a three piece suite. Externally are gardens to three sides, with a low maintenance front, decked patio to the side and rear garden with lawn and potential for off street parking with up and over access door. Local schools and amenities are within close proximity. VIEWING RECOMMENDED.











## GROUND FLOOR

### ENTRANCE HALL

16'8 x 6'7 (5.08m x 2.01m)

A generous entrance hall which is accessed via uPVC double glazed entrance door with matching side screen, fitted with modern laminate flooring, spindled staircase to the first floor, under stairs storage cupboard, single radiator, access to:

### FAMILY LOUNGE

16'7 x 14' (5.05m x 4.27m)

A generous family lounge with uPVC double glazed bow window to the front aspect, modern laminate flooring, additional uPVC double glazed window to the side aspect, double radiator, access to:

### CONSERVATORY EXTENSION

11'6 x 8'11 (3.51m x 2.72m)

A pleasant conservatory extension with uPVC double glazed French doors opening to a decked patio area, modern laminate flooring, lighting and power points.

### KITCHEN/BREAKFAST ROOM

9'3 x 14'6 (2.82m x 4.42m)

Fitted with a range of contrasting units to base and wall level with roll-top work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above, recess for washing machine, recess for dishwasher, small breakfast bar area, modern laminate flooring, two uPVC double glazed windows to the rear aspect.

### REAR LOBBY

uPVC double glazed door to the rear garden, useful storage cupboard, access to utility area.

### UTILITY AREA

5'9 x 6'1 (1.75m x 1.85m)

Space for free standing 'American' style fridge/freezer, fitted worktop, space below for tumble dryer, shelving, uPVC double glazed window to the side aspect.

## FIRST FLOOR

### LANDING

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

### BEDROOM ONE

10' x 12' (3.05m x 3.66m)

A good size master bedroom with built-in wardrobes, uPVC

double glazed window to the front aspect, modern laminate flooring, single radiator.

### BEDROOM TWO

9' x 12'8 (2.74m x 3.86m)

uPVC double glazed windows to the side and rear aspects, modern laminate flooring, single radiator.

### BEDROOM THREE

6'3 x 10'10 (1.91m x 3.30m)

Currently used as a craft room, with uPVC double glazed window to the side aspect, modern laminate flooring, convector radiator.

### BEDROOM FOUR

9'10 x 6'10 (3.00m x 2.08m)

Over stairs wardrobe/storage cupboard, modern laminate flooring, uPVC double glazed window to the front aspect, convector radiator.

### FAMILY BATHROOM/WC

5'6 x 7'11 (1.68m x 2.41m)

Fitted with a three piece suite comprising: panelled bath with modern shower over and separate attachment, wash hand basin with mixer tap over and vanity cabinets below, concealed WC, matching back and vanity area above, tiling to splashback, panelling to ceiling, two uPVC double glazed windows to the rear aspect.

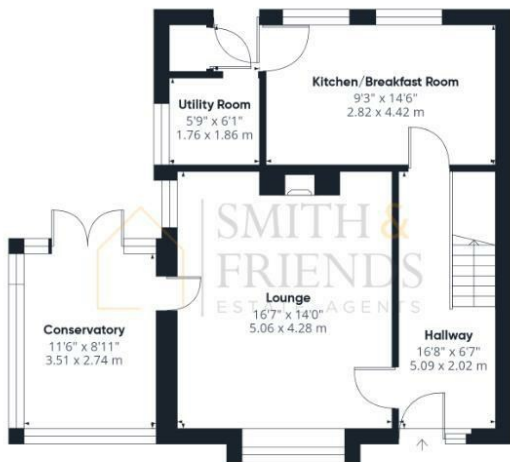
### EXTERNALLY

The property occupies a pleasant corner position on a good size plot, with a low maintenance part lawned front garden enclosed by a brick boundary wall. A gate to the side leads through to the enclosed side and rear gardens, the side garden incorporates a decked patio area with pergola, whilst the rear garden features an outside kitchen/barbecue area, lawn, patio areas and includes a useful summerhouse. An up and over garage style door gives access to a paved area, ideal for off street parking (currently housing a large storage shed which is not included in the asking price).

### 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.





Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
1140 ft<sup>2</sup>  
105.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

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