



Drayton Road, Rift House, TS25 4NN
3 Bed - House - Mid Terrace
Asking Price £60,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Drayton Road, Rift House, TS25 4NN

**** OFFERED WITH NO FORWARD CHAIN ** IDEALLY SUITED TO ANY FIRST TIME BUYER OR INVESTOR **** This good sized three bedroom terraced property comes with viewing recommended. Positioned close to local amenities and schools and benefitting from uPVC double glazed and gas central heating.

The accommodation briefly comprises of: entrance hallway, lounge, kitchen and useful side lobby. To the first floor there are three good sized bedrooms and a family bathroom with separate toilet.

Externally, the enclosed rear garden is mainly laid to lawn, with well stocked borders. To the front of the property is a lawned garden.

Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE

19'3 x 10'8 (max) (5.87m x 3.25m (max))

uPVC double glazed windows to front and rear, two radiators, door into kitchen.

KITCHEN

10'8 x 8'4 (3.25m x 2.54m)

Wall, base and drawer units, matching worktops, inset sink and drainer, cooker point, plumbing for washing machine, space for fridge and freezer, uPVC double glazed window to rear, door into side lobby.

SIDE LOBBY

19'2 x 5'4 (5.84m x 1.63m)

uPVC double glazed glass panelled doors to front and rear.

FIRST FLOOR LANDING

uPVC double glazed window to rear, access to loft.

BEDROOM 1

12'4 x 11'10 (3.76m x 3.61m)

uPVC double glazed window to front, radiator.

BEDROOM 2

12'9 x 10'8 (3.89m x 3.25m)

uPVC double glazed window to front, radiator.

BEDROOM 3

9'6 x 7'4 (2.90m x 2.24m)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM

Panelled bath with shower over, pedestal wash hand basin, co-ordinated tiled walls, radiator, uPVC double glazed window to rear.

SEPARATE WC

Low level WC, uPVC double glazed window to rear.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with well stocked borders. To the front of the property is a lawned garden.

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.





Drayton Road
 Approximate Gross Internal Area
 886 sq ft - 82 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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