



Shaw Grove, Rift House, TS25 4PH
3 Bed - House - Terraced
£120,000

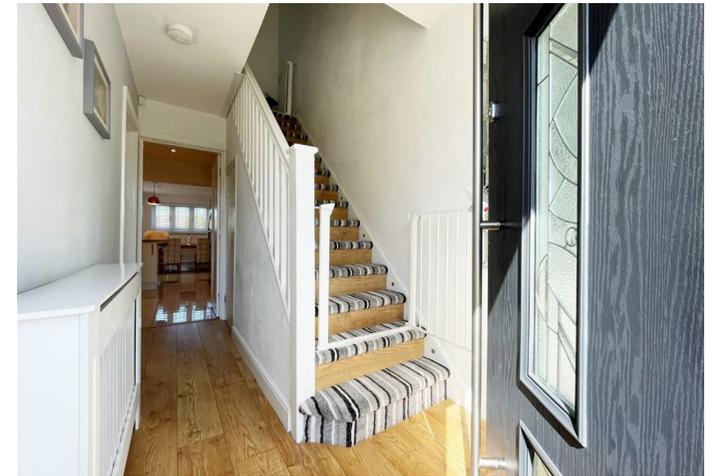
Council Tax Band: A
EPC Rating: D
Tenure: Freehold

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SALES • LETTINGS • AUCTIONS *Tees Valley*

Shaw Grove

Rift House, TS25 4PH

*** VIEWING RECOMMENDED *** A stunning three bedroom mid terraced property offering recently upgraded accommodation ideal for a variety of buyers. The home features an extended kitchen/dining room, modern upgraded bathroom, attractive decor, external rendering, uPVC double glazing, gas central heating, re-wire, solar panels and low maintenance landscaped gardens. An early viewing comes highly recommended, with a layout that briefly comprises: entrance hall with stairs to the first floor and access to a spacious through lounge/dining room with electric fire and French doors to the rear garden. The extended kitchen/dining room is fitted with modern units and includes a range of built-in appliances. To the first floor are three good size bedrooms and the family bathroom which incorporates a modern three piece suite and chrome fittings. Externally is a low maintenance front garden, with the enclosed rear garden benefitting from lawn, paved and decked areas, ideal for entertaining. Shaw Grove is located within the Rift House area of Hartlepool between Sinclair Road and Masefield Road. The property overlooks a small pedestrian green to the front with parking close by. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).











GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed composite entrance door with uPVC double glazed side screen, fitted with attractive laminate flooring, spindled staircase to the first floor with useful under stairs storage cupboard, radiator with cover included.

THROUGH LOUNGE/DINING ROOM

20'9 x 12'2 narrowing to 8'7 (6.32m x 3.71m narrowing to 2.62m)

A generous family lounge with uPVC double glazed bow window to the front aspect and uPVC double glazed French doors opening to the rear garden, attractive laminate flooring, fire recess with brick tiled back and oak mantle, two convector radiators.

EXTENDED KITCHEN/BREAKFAST/DINING ROOM

21'4 x 8'10 narrowing to 7'10 (6.50m x 2.69m narrowing to 2.39m)

Fitted with a modern range of cream gloss units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset single drainer sink unit with modern chrome spray mixer tap, built-in electric oven with microwave above, separate four ring touch hob with extractor hood over, attractive cream 'brick' style tiling to splashback, integrated dishwasher, recess for washing machine, recess for 'American' style fridge/freezer, 'marble' style tiled flooring, useful breakfast bar area, downlighting to eye-level units, inset spotlighting to ceiling, dining space with uPVC double glazed side door, two uPVC double glazed windows, matching tiled flooring, spotlighting to ceiling, wall mounted television point, convector radiator.

FIRST FLOOR

LANDING

Fitted carpet, hatch to loft space which is boarded and allows ample storage with pull down access ladder, light and gas central heating boiler.

BEDROOM ONE

12'1 x 11'8 (3.68m x 3.56m)

uPVC double glazed window to the front aspect, fitted carpet, inset spotlighting to ceiling, convector radiator.

BEDROOM TWO

14'4 x 8'11 (4.37m x 2.72m)

Two uPVC double glazed windows allowing a good degree of natural light, built-in wardrobe, fitted carpet, inset spotlighting to ceiling, convector radiator.

BEDROOM THREE

10'1 x 8'9 (3.07m x 2.67m)

Currently used as a dressing room with uPVC double glazed window to the front aspect, fitted carpet, inset spotlighting to ceiling, convector radiator.

BATHROOM/WC

7'9 x 5'6 (2.36m x 1.68m)

Fitted with a modern three piece white suite and chrome fittings comprising: tiled bath with chrome mixer tap and chrome mains shower over with separate shower attachment, protective glass shower screen, wall mounted wash hand basin with chrome mixer tap, close coupled WC, attractive tiling to splashback and flooring, two uPVC double glazed windows to the rear aspect, modern vertical radiator, inset spotlighting to ceiling.

OUTSIDE

The property features a low maintenance block paved front with brick boundary wall and wrought iron gate. The enclosed rear garden incorporates lawn and block paved areas, ideal for entertaining, with external double socket, fenced boundaries and gated access to the rear.

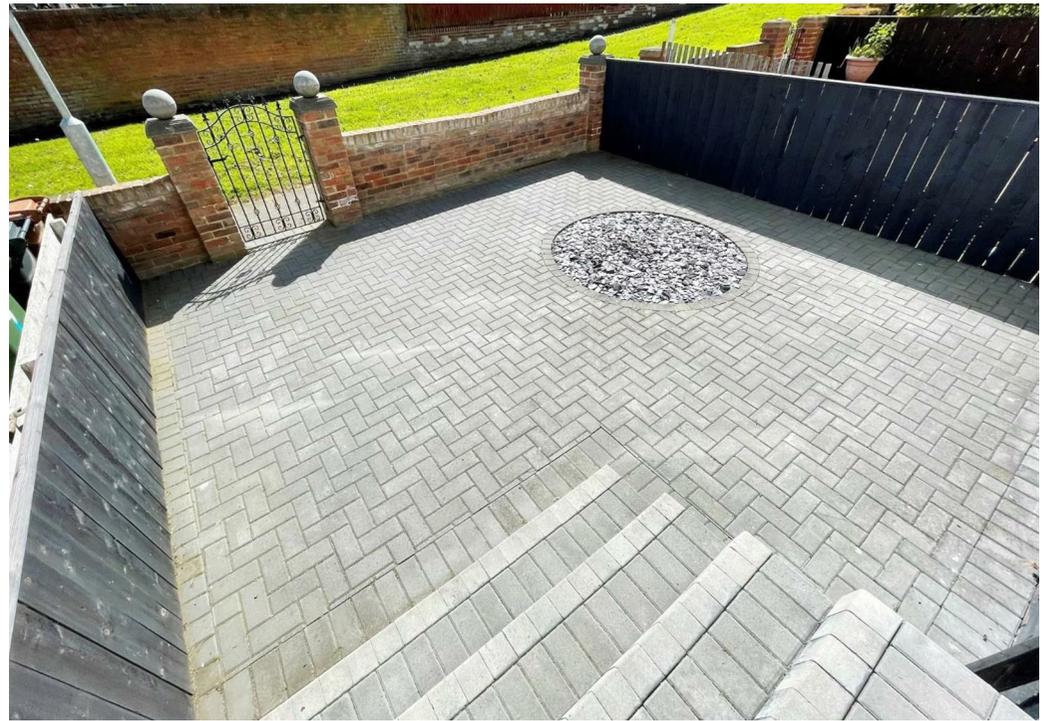
NB 1

A shared passageway to the side leads through to the rear of the property.

NB 2

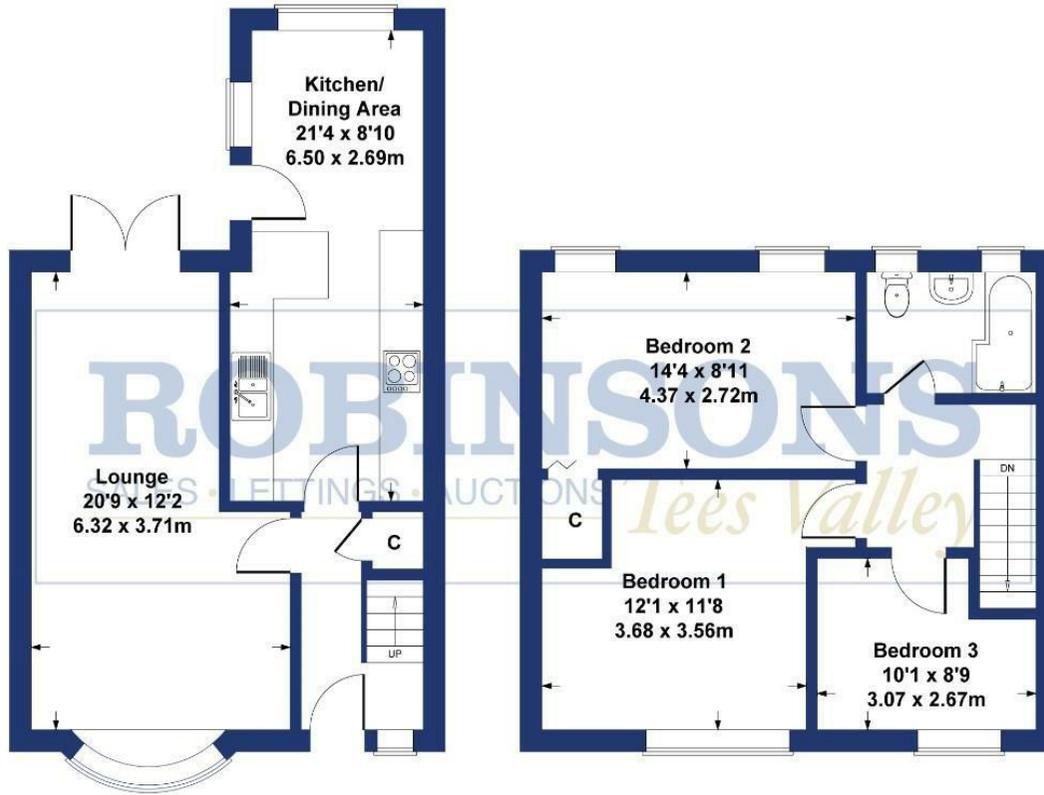
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Shaw Grove

Approximate Gross Internal Area
926 sq ft - 86 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	70
(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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