



Thackeray Road, Rift House, TS25 4JS
3 Bed - House - Mid Terrace
£100,000

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Thackeray Road Rift House, TS25 4JS

*** NO CHAIN INVOLVED *** FULLY REFURBISHED *** A stunning THREE bedroom mid terraced property located in the popular Rift House estate and offering accommodation ideal for a wide variety of buyers. The home has been refurbished to a high standard throughout and features a superb refitted kitchen and bathroom, whilst further benefits include a rewire, new central heating system and radiators, new uPVC double glazing, full redecoration, new flooring and upgraded internal doors. An internal viewing comes highly recommended, with a layout that briefly comprises: entrance hall with stairs to the first floor and access to spacious dual aspect lounge/dining room with modern electric fire included. The kitchen is fitted with units to base and wall level and includes a built-in oven, hob and extractor plus an integrated fridge/freezer. The rear lobby leads through to a useful utility room with further space for free standing appliances. To the first floor are three bedrooms, with a beautiful open view of Summerhill Country Park to the rear. The bedrooms are served by the modern bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front garden, with the spacious enclosed rear garden having paved patio, artificial turf and newly erected fencing. A secure burglar alarm system is also included in the asking price. INTERNAL VIEWING HIGHLY RECOMMENDED.







ENTRANCE HALL

Accessed via double glazed composite entrance door with uPVC double glazed opaque side screen, stairs to the first floor with newly fitted carpet and useful under stairs storage cupboard, coving to ceiling, modern wall mounted designer radiator.

THROUGH LOUNGE/DINING ROOM 20'10 x 12'5 narrowing to 8'6 (6.35m x 3.78m narrowing to 2.59m)

A modern dual aspect family lounge/dining room with large uPVC double glazed window to the front aspect and additional uPVC double glazed window to the rear aspect, wall mounted electric fire with remote control, newly fitted carpet, coving to ceiling, two modern wall mounted designer radiators, television point.

KITCHEN 9'3 x 8'5 (2.82m x 2.57m)

Refitted with a superb range of units to base and wall level with contrasting 'sparkling granite' effect work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring electric hob above and three speed 'chimney' style extractor hood over, brushed stainless steel splashback, feature tiling to remaining splashback areas, integrated fridge and freezer, four drawer unit to base level, down lighting to eye level units, integrated microwave, uPVC double glazed door to the rear lobby with uPVC double glazed window to the side aspect.

REAR LOBBY 6'8 x 6' (2.03m x 1.83m)

uPVC double glazed door to the rear garden, vinyl flooring, access to utility room.

UTILITY ROOM 6'1 x 6' (1.85m x 1.83m)

Fitted worktop with space below for appliances including plumbing for washing machine and vent for tumble dryer, space for free standing fridge/freezer, wall mounted gas central heating boiler, window to the side aspect.

FIRST FLOOR: LANDING

Newly fitted carpet, hatch to partly boarded loft space ideal for storage purposes.

BEDROOM 1 13'4 x 10' (4.06m x 3.05m)

A good sized master bedroom with large uPVC double glazed window to the front aspect, newly fitted carpet, coving to ceiling, modern wall mounted designer radiator.

BEDROOM 2 10'8 x 10'4 (3.25m x 3.15m)

uPVC double glazed window overlooking the rear garden with pleasant views of Summerhill Country Park beyond, newly fitted carpet, coving to ceiling, modern wall mounted designer radiator.

BEDROOM 3 9' x 7' (2.74m x 2.13m)

uPVC double glazed window to the front aspect, newly fitted carpet, coving to ceiling, modern wall mounted designer radiator.

BATHROOM 7' x 5'5 (2.13m x 1.65m)

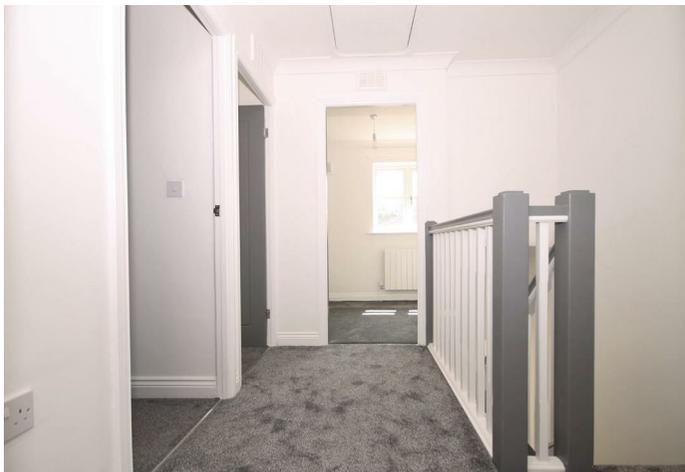
Refitted with a three piece white suite and chrome fittings incorporating panelled bath with central chrome mixer tap, chrome overhead shower and separate attachment, protective glass shower screen, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, concealed WC with matching white gloss back and vanity area above, attractive tiling to splashback, two uPVC double glazed windows to the rear aspect, chrome heated towel radiator.

OUTSIDE

The property features a low maintenance front garden enclosed by a brick boundary wall with wrought iron gate. The spacious rear garden features patio and artificially turfed areas with newly erected fencing. The rear garden also benefits from a security light, external tap and external power point.

NB

The rear of the property can be accessed via a shared passageway.

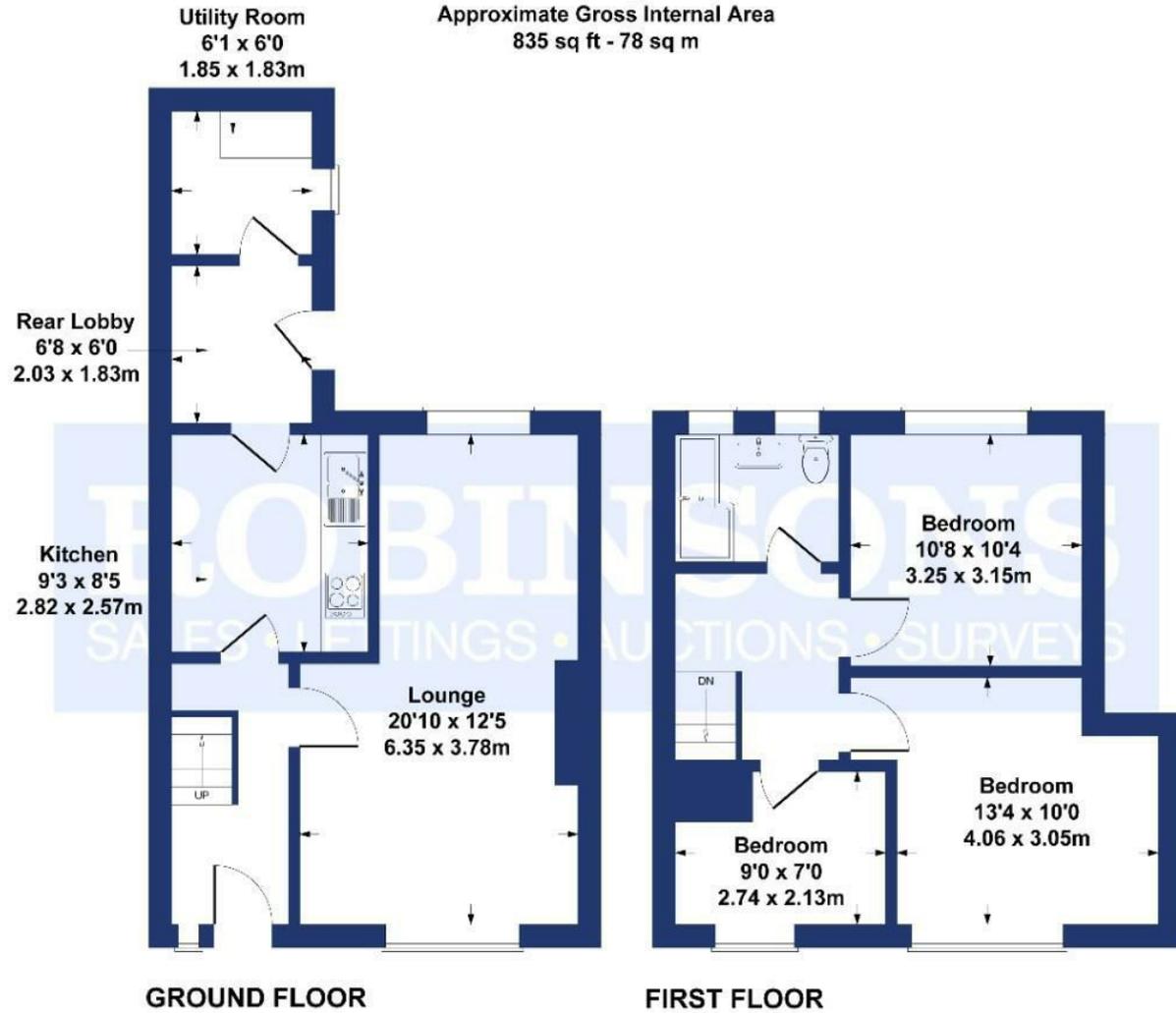






Thackeray Road

Approximate Gross Internal Area
835 sq ft - 78 sq m



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. 2021

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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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	70	85
	EU Directive 2002/91/EC	



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