



*** NO CHAIN INVOLVED *** WAS £65,000 *** A two bedroom end terraced property offering deceptively spacious accommodation ideal for a variety of buyers including first time buyers and investors. The home occupies a pleasant corner position and sides onto Dryden Road in a popular part of the Rift House Estate. An internal viewing comes recommended to appreciate the property's full potential, with modest updating required to bring the property up to standard. The accommodation features uPVC double glazing and gas central heating via a combination boiler, whilst in brief the layout comprises: entrance hall with access to a spacious through lounge/dining room which includes a wall mounted gas fire, the kitchen incorporates units to base and wall level with space for free standing appliances and the utility room gives to the rear garden. To the first floor are two good size bedrooms which are served by the family bathroom which features a three piece suite. Externally are gardens to three sides which should prove to be low maintenance.

Garrick Grove, Rift House, TS25 4JE
2 Bed - House - End Terrace
£62,000

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GROUND FLOOR

ENTRANCE HALL

Accessed via panelled entrance door with glazed insert and matching side screens, stairs to the first floor with under stairs storage cupboard, fitted carpet, dado rail, coving to ceiling, ceiling rose, single radiator, access to lounge and kitchen.

THROUGH LOUNGE/DINING ROOM

21' x 10'6" narrowing to 8'4" (6.40m x 3.20m narrowing to 2.54m)

A spacious through lounge/dining room with uPVC double glazed windows to the front and rear aspects giving a good degree of natural light, wall mounted gas fire, fitted carpet, dado rail, coving to ceiling, two ceiling roses, double radiator.

KITCHEN

8'4" x 7'10" (2.54m x 2.39m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, recess for cooker, tiling to splashback, recess for washing machine, glass fronted display cabinets to eye level, corner shelving to eye level unit, pantry, uPVC double glazed window, double radiator.

UTILITY/OUTHOUSE

9' x 5'10" (2.74m x 1.78m)

Ideal for use as a utility room or storage with door to the rear garden and uPVC double glazed windows to the side and rear aspects.

FIRST FLOOR

LANDING

Fitted carpet, coved ceiling, ceiling rose, hatch to loft space.

BEDROOM 1

14'2" x 9'11" (4.32m x 3.02m)

A good sized master bedroom which benefits from mirrored wardrobes, Ferroli gas combination boiler, two uPVC double glazed windows to the front aspect, fitted carpet, single radiator.

BEDROOM 2

10'10" x 10'1" (3.30m x 3.07m)

uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, ceiling rose, single radiator.

BATHROOM/WC

6'4" x 5'5" (1.93m x 1.65m)

Fitted with a three piece suite comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, wall mounted WC, tiling to splashback, 'laminated' effect vinyl flooring, chrome heated towel radiator, uPVC double glazed window to the rear aspect.

OUTSIDE

The property occupies a prominent corner position siding onto Dryden Road with gardens to three sides, the rear garden being designed for low maintenance with gated access.

Garrick Grove Hartlepool

Approximate Gross Internal Area
737 sq ft - 69 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. 2018



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