



Masefield Road, Rift House, TS25 4PE  
3 Bed - House - Mid Terrace  
£94,450

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



**\*\* IMPRESSIVE RURAL OUTLOOK FROM THE FRONT ELEVATION \*\* NO CHAIN INVOLVED \*\*** A deceptively spacious three bedroom mid terraced house which has been well appointed throughout. This property should prove to be popular on the open market, with its semi rural position being ideal for those that would like to take leisurely strolls and the good sized accommodation is ideal for the growing family which has the added bonus of a ground floor shower room and first floor family bathroom. The accommodation is warmed by gas central heating which is via a combination boiler. The floor plan briefly comprises: glazed entrance porch, entrance hall, spacious through lounge with feature fireplace, generous sized kitchen which is well fitted with white units and leads to the impressive shower room/WC which is fitted with a modern white suite. Located to the first floor are three bedrooms, the master bedroom enjoying plenty of natural light from its two windows, and to complete the accommodation is the family bathroom/WC which is fitted with a white suite. Externally are well cared for gardens to front and rear. Fitted carpets are included in the asking price. Internal viewing comes highly recommended.





## GROUND FLOOR

### GLAZED ENTRANCE PORCH

Glazed windows with matching entrance door, part glazed double opening doors to:

### ENTRANCE HALL

Staircase to first floor, under stairs storage cupboard, parquet flooring.

### THROUGH LOUNGE

20'11 x 12'2 narrowing to 8'7 overall (6.38m x 3.71m narrowing to 2.62m overall)

Wall mounted remote controlled flicker flame electric fire, patio door overlooking the rear garden.

### LARGE FITTED KITCHEN

21'5 x 9'3 max dimensions (6.53m x 2.82m max dimensions)

Fitted with a superb range of white base, wall and drawer units with 'marble' effect working surfaces incorporating inset one and a half single drainer stainless steel sink unit with mixer tap, space for appliances with gas cooker point and plumbing for automatic washing machine, tiling to splashback, tiling to floor, door to rear garden.

### SHOWER ROOM/WC

Fitted with a modern white suite comprising: large double shower cubicle with Triton electric shower fitting, 'vanity' style sink unit with 'oak' style storage cupboard below, close coupled WC, impressive tiling to splashback.

## FIRST FLOOR

### LANDING

Hatch to loft space.

### BEDROOM 1 (front)

9'11 x 12'9 max dimensions (3.02m x 3.89m max dimensions)

Two windows overlooking a rural area.

### BEDROOM 2 (rear)

10'8 x 10'2 incl robe depth, overall (3.25m x 3.10m incl robe depth, overall)

Built-in mirror fronted sliding wardrobes to one wall,

storage cupboard housing wall mounted Baxi gas combination boiler.

### BEDROOM 3 (front)

7' x 6'2 plus 3'11 x 3'5 overall (2.13m x 1.88m plus 1.19m x 1.04m overall)

### BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with Redring electric shower fitting over, pedestal wash hand basin, close coupled WC, attractive tiling to splashback.

### OUTSIDE

The property has well cared for gardens to front and rear which are not directly overlooked. The front garden is enclosed by a brick boundary wall and has a lawned area with planted borders. The enclosed rear garden has a paved patio with a few steps leading to a planted garden with curved lawn and gated access to rear.

### NB 1

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

### NB 2

A small section of the rear garden belongs to the council which could be available to be purchased at an additional price.







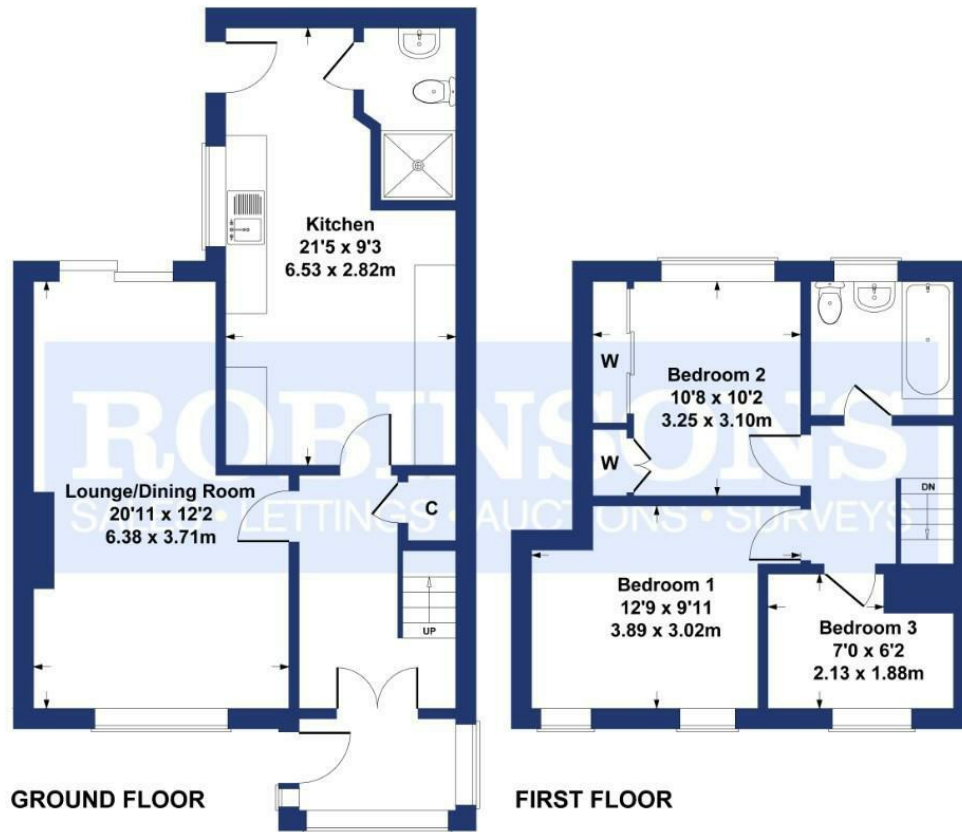






# Masefield Road Hartlepool

Approximate Gross Internal Area  
1001 sq ft - 93 sq m



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	81	A	A
62	81	B	A
		C	B
		D	C
		E	D
		F	E
		G	F

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC     EU Directive 2002/91/EC

### 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. 2020



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.