



**Macaulay Road, HARTLEPOOL TS25 4NQ**

**welcome to**

## **Macaulay Road, HARTLEPOOL**

Ideally located within Rift House, this well-positioned two-bedroom end-terraced home offers generous outdoor space and practical accommodation suited to a range of buyers.

### **Entrance Hallway**

UPVC double glazed door leading into the entrance hallway, window panel to sides, stairs leading to first floor, radiator, under stairs storage cupboard, laminate flooring, door leading to lounge through the diner, door leading to kitchen.

### **Lounge**

10' 5" (max) x 20' 8" ( 3.17m (max) x 6.30m )

Dual aspect, UPVC double glazed window to front, UPVC double glazed window to rear, two radiators, feature electric fire with decorative surround and marble hearth, laminate flooring, coved cornicing, dado rail.

### **Kitchen/Diner**

16' 6" (max) x 7' 7" (max) ( 5.03m (max) x 2.31m (max) )

Vinyl flooring, range of wall and base units with complimenting working surfaces, tiled splashback, stainless steel sink/drain, plumbing and recess for under counter washing machine, space for dining table, electric heater, UPVC double glazed door to side, UPVC double glazed window to side, space for free standing fridge freezer, door leading to utility area.

### **Utility Area**

5' 9" x 4' 9" ( 1.75m x 1.45m )

UPVC double glazed window to side, half cladded walls.

### **Landing**

Stairs leading from hallway, loft hatch access, door leading to bedroom 1, bedroom 2 and family bathroom.

### **Bedroom 1**

9' 7" (max) x 14' 8" (max onto robes) ( 2.92m (max) x 4.47m (max onto robes) )

Two UPVC double glazed windows to front, radiator, part restricted floor space due to bulk head, built in storage cupboard over bulkhead, two door built in sliding wardrobes, further built in storage cupboard housing main wall mounted combi boiler.

### **Bedroom 2**

9' 10" x 10' 9" ( 3.00m x 3.28m )

UPVC double glazed window to rear, radiator.

### **Family Bathroom**

UPVC double glazed window to rear, vinyl flooring, chrome heated towel rail, low level low flush WC, wash hand basin with mixer tap, panel bath with mixer tap and electric triton shower over with concertina shower screen, extractor fan, part tiled walls, cladded ceiling, bathroom wall boarded.

### **Rear Garden**

Good size, lawned with patio area, wall and fence enclosed, outdoor tap, wooden gate giving access to side of property.

### **Front & Side Garden**

Wall enclosed, hedge privet, wrought iron gate stepping up to the front door, garden wraps around the side, lawned with a patio walkway.





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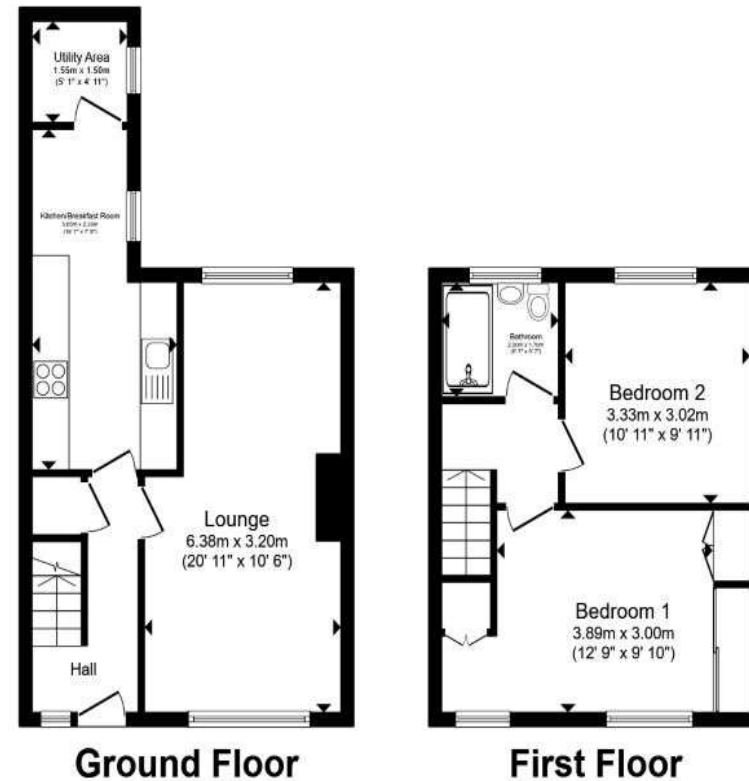
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## Macaulay Road, HARTLEPOOL

- GENEROUS OUTDOOR SPACE
- DUAL ASPECT LOUNGE/ DINER
- UTILITY AREA
- FRONT, SIDE & REAR GARDENS
- ON-STREET PARKING

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

**£100,000**



Total floor area 70.2 m<sup>2</sup> (755 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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