



**Stockton Road, Hartlepool TS25 2PQ**

**welcome to**

## **Stockton Road, Hartlepool**

Set within the contemporary Owton Grange development, this property is perfectly situated for convenient access to local schools, shops, and transport links.

### **Entrance Hallway**

Accessed via wooden double glazed door, laminate floor, staircase to first floor.

### **Downstairs Wc**

Low level low flush WC, corner mounted wash hand basin with tiled splashback, chrome heated towel rail, extractor fan.

### **Kitchen**

8' 3" x 15' 3" ( 2.51m x 4.65m )

Range of wooden wall and base units with contrasting laminate work surfaces, single stainless steel sink with drainer and mixer tap, tiled splashback all the way around, plumbing for washing machine and dishwasher, 4 ring integrated gas hob, integrated electric oven plus extractor canopy, space for dryer and double door American style fridge freezer, radiator.

### **Reception Room 1**

12' maximum x 15' maximum ( 3.66m maximum x 4.57m maximum )

2 UPVC double glazed french doors to rear, understairs storage cupboard, radiator.

### **Conservatory**

7' 8" x 14' 10" ( 2.34m x 4.52m )

UPVC double glazed windows all the way around, plastic roof, UPVC double glazed french doors leading to rear garden.

### **First Floor Landing**

Loft access, radiator.

### **Bedroom 1**

8' 3" x 11' 10" ( 2.51m x 3.61m )

UPVC double glazed windows to rear, floor to ceiling 3 door sliding glass mirrored wardrobes.

### **En Suite**

Low level low flush WC, pedestal mounted hand wash basin, chrome heated towel rail, UPVC double glazed window to rear, extractor fan, walk in shower with cladded walls, extra Triton electric shower.

### **Bedroom 2**

8' 1" maximum x 13' 5" maximum ( 2.46m maximum x 4.09m maximum )

UPVC double glazed window to rear, radiator.

### **Bedroom 3**

9' 8" x 6' 7" ( 2.95m x 2.01m )

UPVC double glazed window to rear, radiator.

### **Bathroom**

Laminate flooring, 3 piece bathroom suite comprising of:- white panelled bath with individual taps, part tiled walls, low level low flush WC, extractor fan, pedestal mounted wash hand basin with tiled splashback, chrome heated towel rail, UPVC double glazed window to side.





### Externally

#### Front Garden

Gates access, paved footpath leading to garden area with artificial lawn, seating area.

#### Rear Garden

Concrete footpath, gates access to rear, driveway, area laid to lawn.



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welcome to

## Stockton Road, Hartlepool

- CONVENIENTLY LOCATED
- SPACIOUS
- GUEST WC
- CONSERVATORY
- EN SUITE

Tenure: Freehold EPC Rating: C

**£120,000**



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.focalagent.com](http://www.focalagent.com)

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**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



[mannersandharrison.co.uk](http://mannersandharrison.co.uk)

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