



Lowthian Road, TS24 8BH
5 Bed - House - End Terrace
£95,000

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

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***** VIEWING RECOMMENDED ***** A spacious and well proportioned FIVE BEDROOM end terraced property offering accommodation spread over three floors with the benefit of TWO RECEPTION ROOMS, modern kitchen and upgraded first floor bathroom. An ideal purchase for family requirements or possible investment opportunity, with further benefits including gas central heating and uPVC double glazing. In brief the layout comprises: entrance vestibule through to a deep entrance hall with stairs to the first floor and access to both reception rooms and a useful ground floor WC. The kitchen is fitted with a modern range of gloss units to base and wall level, whilst giving access to the rear yard. To the first floor, from the half landing is access to the family bathroom which incorporates a four piece suite and chrome fittings, the main landing gives access to two large bedrooms, with a further three bedrooms being located on the second floor. Externally is a low maintenance palisade to the front and an enclosed yard to the rear. Lowthian Road is ideally situated within a short stroll of Hartlepool town centre.



GROUND FLOOR

ENTRANCE VESTIBULE

Accessed by panelled entrance door with glazed fanlight above, modern laminate flooring, internal door with glazed inserts through to:

ENTRANCE HALL

Matching laminate flooring, spindled staircase to the first floor with newel post and useful under stair storage cupboard, two single radiators, access to:

GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with dual taps and tiled splashback, low level WC, modern laminate flooring, uPVC double glazed window to the side aspect, single radiator.

LOUNGE

13'9 into bay x 13'8 (4.19m into bay x 4.17m)

A generous family lounge with a large uPVC double glazed bay window to the front aspect, fitted carpet, coving to ceiling, wall mounted television point, double radiator.

REAR RECEPTION ROOM

12'2 x 11'6 (3.71m x 3.51m)

uPVC double glazed window to the side aspect, modern laminate flooring, coving to ceiling, television point, double radiator.

KITCHEN

13'7 x 7'11 (4.14m x 2.41m)

Fitted with a modern range of gloss units to base and wall level with complementing work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess for free standing cooking range with an illuminated three speed extractor hood over, recess with plumbing for washing machine, space for free standing fridge/freezer, two four drawer units to base level, glass fronted display cabinets to eye level, concealed gas central heating boiler, uPVC double glazed window to the side aspect, double glazed door to the rear yard, single radiator.

FIRST FLOOR: HALF LANDING

Fitted carpet, access to bathroom and stairs to the main landing.

BATHROOM/WC

8'9 x 7'11 (2.67m x 2.41m)

Fitted with a modern four piece suite and chrome fittings comprising: corner bath with mixer tap and shower attachment, corner shower cubicle with chrome shower, frame and twin glass panelled sliding doors, inset wash hand basin with chrome mixer tap and white gloss vanity cabinets below, matching vanity cabinets to either side, inset spotlighting to centre, low level WC, modern panelling to splashback areas, uPVC double glazed window to the rear aspect, convector radiator.

BEDROOM 1

18'2 x 11'3 (5.54m x 3.43m)

A good sized master bedroom with two uPVC double glazed windows to the front aspect, fitted carpet, double radiator.

BEDROOM 2

12'2 x 11'8 (3.71m x 3.56m)

uPVC double glazed window to the side aspect, fitted carpet, double radiator.

SECOND FLOOR: HALF LANDING

uPVC double glazed window to the rear aspect, fitted carpet, stairs to main landing.

MAIN LANDING

Built-in storage cupboard, access to additional three bedrooms.

BEDROOM 3

11'9 x 11'4 (3.58m x 3.45m)

uPVC double glazed 'dormer' style window to the front aspect, fitted carpet, double radiator.

BEDROOM 4

11'9 x 11'4 (3.58m x 3.45m)

Double glazed 'Velux' style window to the rear aspect, fitted carpet, double radiator.

BEDROOM 5

8'6 x 5'11 (2.59m x 1.80m)

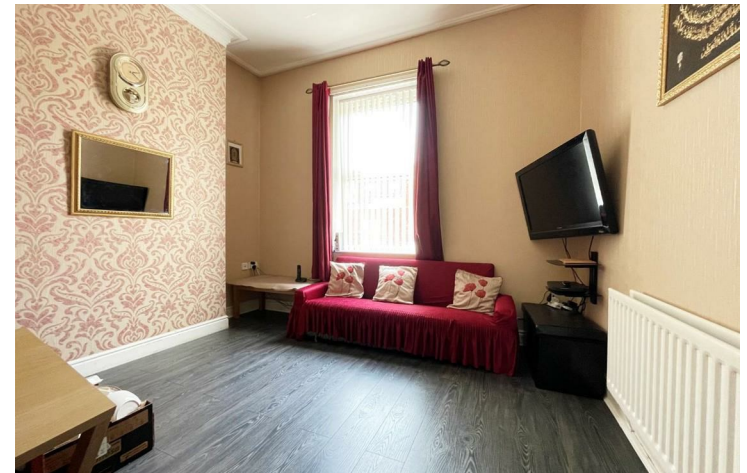
Double glazed 'Velux' style window to the front aspect, fitted carpet, single radiator.

OUTSIDE

The property features a low maintenance palisade to the front, with an attractive tiled path and wrought iron gate. The enclosed rear yard should prove to be low maintenance being paved with gated access.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

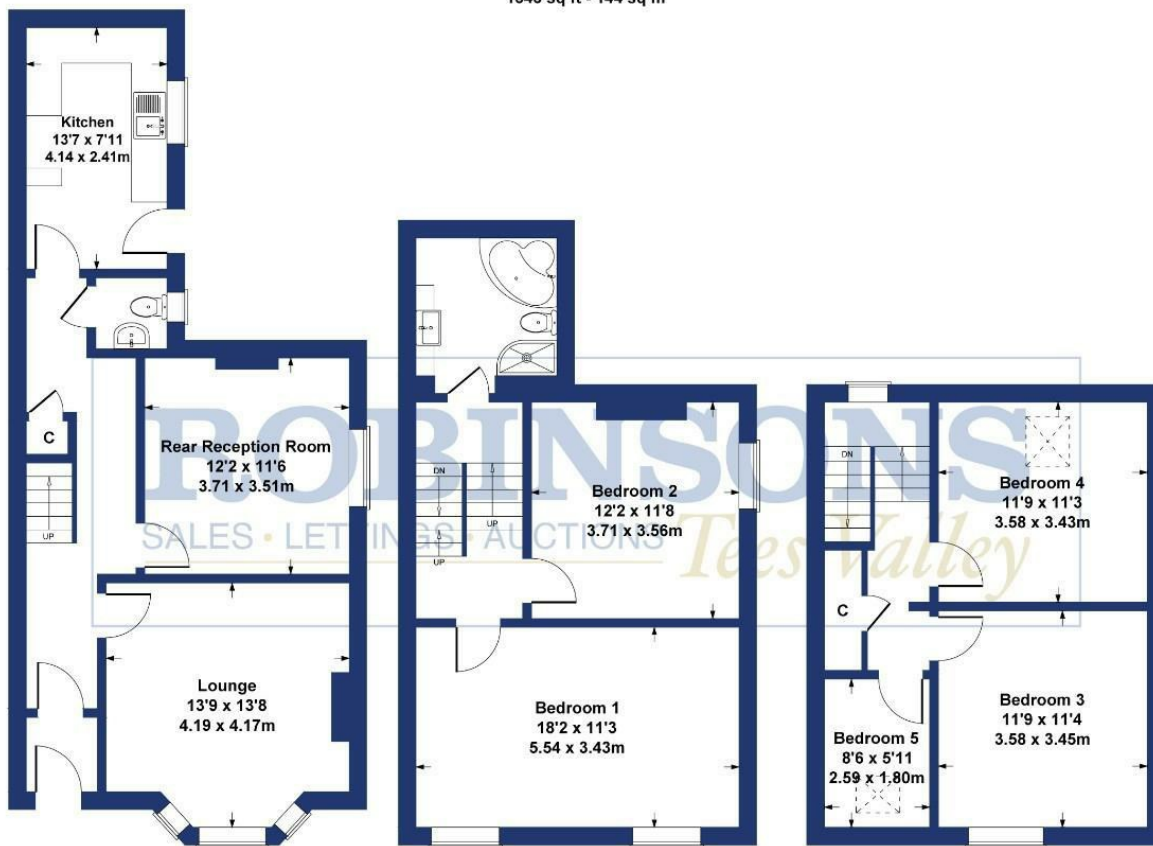






11 Lowthian Road

Approximate Gross Internal Area
1545 sq ft - 144 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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		EU Directive 2002/91/EC

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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.

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