



A much improved two bedroom end terraced house which is well presented throughout. It is situated in a highly sought after location, with excellent local shopping facilities and schools close by. Features include gas fired central heating, uPVC double glazing throughout and fully boarded attic. The spacious accommodation is light and airy throughout in it's design and makes an ideal first purchase. Briefly comprises: entrance hall, spacious dual aspect lounge with French doors opening onto the rear patio, enlarged breakfast kitchen with a comprehensive range of wall, base and drawer units. To the first floor there are two double bedrooms and a bathroom/WC fitted with a white and chrome suite. Externally being positioned on a larger than average plot, the enclosed rear garden is laid to lawn and sunny decking and patio area. The enclosed front garden has been block paved and now provides off street parking for numerous cars, gated access to the side of the property also provides extra secure off street parking.

Owton Manor Lane, Hartlepool, TS25 3AT

2 Bed - House - End Terrace

£110,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Owton Manor Lane, Hartlepool, TS25 3AT



GROUND FLOOR

HALLWAY

uPVC double glazed glass panelled door, radiator, spindle staircase to first floor landing.

LOUNGE

15'6 x 10'4 (4.72m x 3.15m)

Dual aspect with uPVC double glazed window to front, uPVC double glazed French doors opening onto the rear garden. inset gas fire, radiator.

BREAKFAST KITCHEN

15'6 x 11'3 (4.72m x 3.43m)

Fitted with a range of white wall, base and drawer units with 'woodblock' effect worktops, inset sink and drainer, 'Range' cooker, plumbing for washing machine and space for fridge/freezer, uPVC double glazed window to front, uPVC double glazed French doors opening onto the rear garden, radiator, large under stairs storage cupboard.

FIRST FLOOR

LANDING

uPVC double glazed window to rear, radiator.

BEDROOM 1 (front)

15'6 x 10'4 (4.72m x 3.15m)

uPVC double glazed window to front, built-in wardrobes, radiator.

BEDROOM 2 (side)

14'5 x 9'7 (4.39m x 2.92m)

uPVC double glazed window to side, built-in wardrobes, radiator.

FAMILY BATHROOM/WC

White and chrome suite comprising: panelled corner 'Jacuzzi' bath with mixer tap, pedestal wash hand basin and low level WC; co-ordinated tiled walls and flooring, radiator, uPVC double glazed window to rear.

ATTIC

18'4 x 7'8 (5.59m x 2.34m)

Accessed from bedroom two; two Velux windows, eaves storage, radiator.



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EXTERNALLY

Positioned on a larger than average plot, the enclosed rear garden is laid to lawn, with a sunny decking and patio area. The enclosed front garden has been block paved and now provides off street parking for numerous cars, gated access to the side of the property also provides extra off street secure parking.

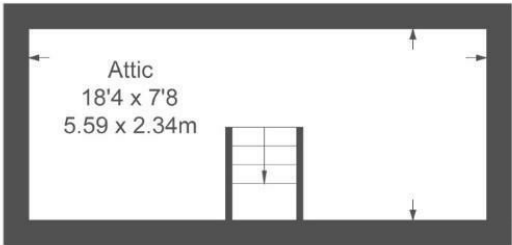
NB

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.

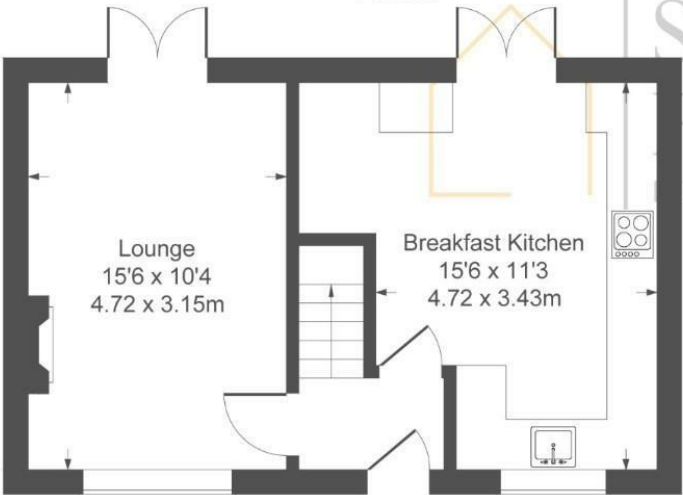


Owton Manor Lane

Approximate Gross Internal Area
921 sq ft - 86 sq m



ATTIC



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	55	
(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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