



*** NO CHAIN INVOLVED *** A spacious THREE BEDROOM mid terraced property occupying a pleasant set back position. Located in the Rossmere area of Owton Manor Lane, with the benefit of a SOUTH FACING REAR GARDEN. The home features uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance hall with stairs to the first floor and access into the dual aspect lounge, the kitchen is fitted with units to base and wall level and leads through to a useful utility room with access to the front and rear gardens. To the first floor are three good size bedrooms, wet room and separate WC. Externally is a low maintenance front garden, with the enclosed rear garden featuring lawn and paved patio areas. The home is well positioned close to the Catcote Road junction, with easy access to schools and amenities. An internal viewing comes recommended to appreciate the potential on offer.

Owton Manor Lane, Hartlepool, TS25 3AS

3 Bedroom - House - Mid Terrace

£99,950

EPC Rating: C

Tenure: Freehold

Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE HALL

Accessed via double glazed entrance door, staircase to the first floor, fitted carpet, single radiator, access to:

DUAL ASPECT LOUNGE

12'5 x 19'6 (3.78m x 5.94m)

A spacious dual aspect lounge with uPVC double glazed window to the front and rear aspects, feature fire surround with 'marble' style back and base, inset fire, fitted carpet, two radiators, access door to the kitchen.

KITCHEN

10'6 x 8' (3.20m x 2.44m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, tiling to splashback, recess for free standing cooker, recess with plumbing for washing machine, space for free standing fridge/freezer, under stairs storage cupboard, two uPVC double glazed windows to the rear aspect, double radiator, access to:

UTILITY ROOM

5'2 x 18'3 (1.57m x 5.56m)

Front and rear access doors, space for free standing appliances.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, fitted carpet, single radiator, hatch to loft space.

BEDROOM ONE

10'5 x 10'9 (3.18m x 3.28m)

uPVC double glazed window to the front aspect, built-in storage cupboard housing gas central heating boiler, fitted carpet, single radiator.

BEDROOM TWO

11'10 x 11'11 (3.61m x 3.63m)

uPVC double glazed window to the front aspect, fitted carpet, open storage cupboard, single radiator.

BEDROOM THREE

9'6 x 8'5 (2.90m x 2.57m)

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

SHOWER ROOM / WET ROOM

5'5 x 5'6 (1.65m x 1.68m)

Walk-in shower area with Mira Advance shower, pedestal wash hand basin with dual taps, tiling to splashback, non-slip flooring, shelved storage area, wall mounted vanity cabinet, uPVC double glazed window to the rear aspect, double radiator.

SEPARATE WC

Fitted with a low level WC, uPVC double glazed window to the rear aspect.



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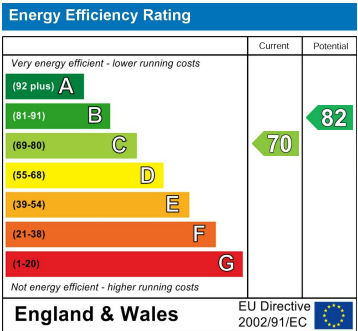
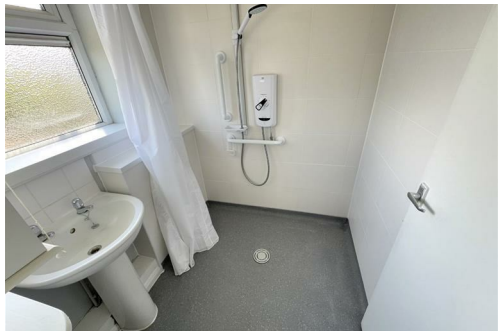


EXTERNALLY

The property occupies a set back position on Owton Manor Lane, with parking to the front. The front garden is enclosed by a brick boundary wall, with paved walkway and wrought iron gate. The enclosed south facing rear garden should prove to be a suntrap in the summer months, with lawn, paved patio and fenced boundaries. A useful brick outhouse is also included.

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.



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Ground Floor



Floor 1

Approximate total area[®]
901 ft²
83.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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. We 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.

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