



**** CHAIN FREE**** A much improved and well-presented two-bedroom end-terrace home, located in a popular area of Hartlepool with excellent local shopping amenities and schools nearby. This light and spacious property benefits a downstairs shower room w.c. , conservatory, GCH uPVC double glazing throughout, making it an ideal first-time purchase.

The accommodation briefly comprises: entrance hall, generous dual-aspect lounge with French doors opening into the conservatory. Breakfast kitchen with rear lobby and downstairs shower room wc. Upstairs offers two double bedrooms and a modern bathroom/WC featuring a white suite with chrome fittings.

Occupying a larger than average plot, the enclosed rear garden is laid to lawn with a sunny patio area. The enclosed front garden is laid to lawn with a paved driveway providing off-street parking for multiple vehicles, with gated side access offering additional secure parking.

Owton Manor Lane, Hartlepool, TS25 3PT

2 Bed - House - End Terrace

Chain Free £85,000

EPC Rating:

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Owton Manor Lane, Hartlepool, TS25 3PT



GROUND FLOOR

PORCH

uPVC DG Glass panelled door, uPVC DG door into the hallway.

HALLWAY

Staircase to first floor landing, and radiator

SHOWER ROOM

White and chrome suite with corner shower cubicle and wall mounted shower, wash hand basin with vanity storage and low level WC. Co ordinated tiled walls and floor, heated chrome towel rail and uPVC DG window



BREAKFAST KITCHEN

11'2 x 11'1 (3.35m'0.61m x 3.35m'0.30m)

Fitted with a range of modern wall, base and drawer units with matching 'woodblock' effect worktops. Inset sink and drainer, cooker point plumbing for washing machine space for fridge and freezer. large under stairs storage, radiator and UPVC DG glass panelled door opening into the rear lobby.



REAR LOBBY

5'1 x 5'1 (1.52m'0.30m x 1.52m'0.30m)

uPVC DG door opening onto the rear garden

LOUNGE

15'3 x 10'6 (4.57m'0.91m x 3.05m'1.83m)

UPVC DG window to front, uPVC DG glass panelled door opening into the conservatory.



CONSERVATORY

9'1 x 9'1 (max) (2.74m'0.30m x 2.74m'0.30m (max))

FIRST FLOOR

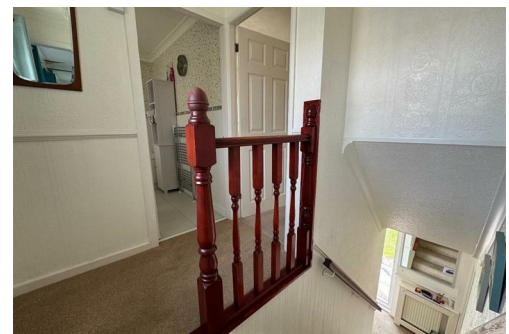
LANDING

uPVC DG window to rear and radiator

BEDROOM

14'6 x 9'4 (4.27m'1.83m x 2.74m'1.22m)

UPVC DG window to side and radiator



BEDROOM

15'9 x 10'10 (4.57m'2.74m x 3.05m'3.05m)

Dual aspect with uPVC DG windows to front and rear, fitted wardrobes and radiator



FAMILY BATHROOM

White and chrome suite with panelled bath, wash hand basin with vanity storage and low level WC. Co ordinated tiled walls and floor, heated chrome towel rail and uPVC DG window

EXTERNALLY

Enclosed gardens to front and rear, the rear garden is laid to lawn with a patio area, the front garden is laid to lawn with driveway providing off street parking.

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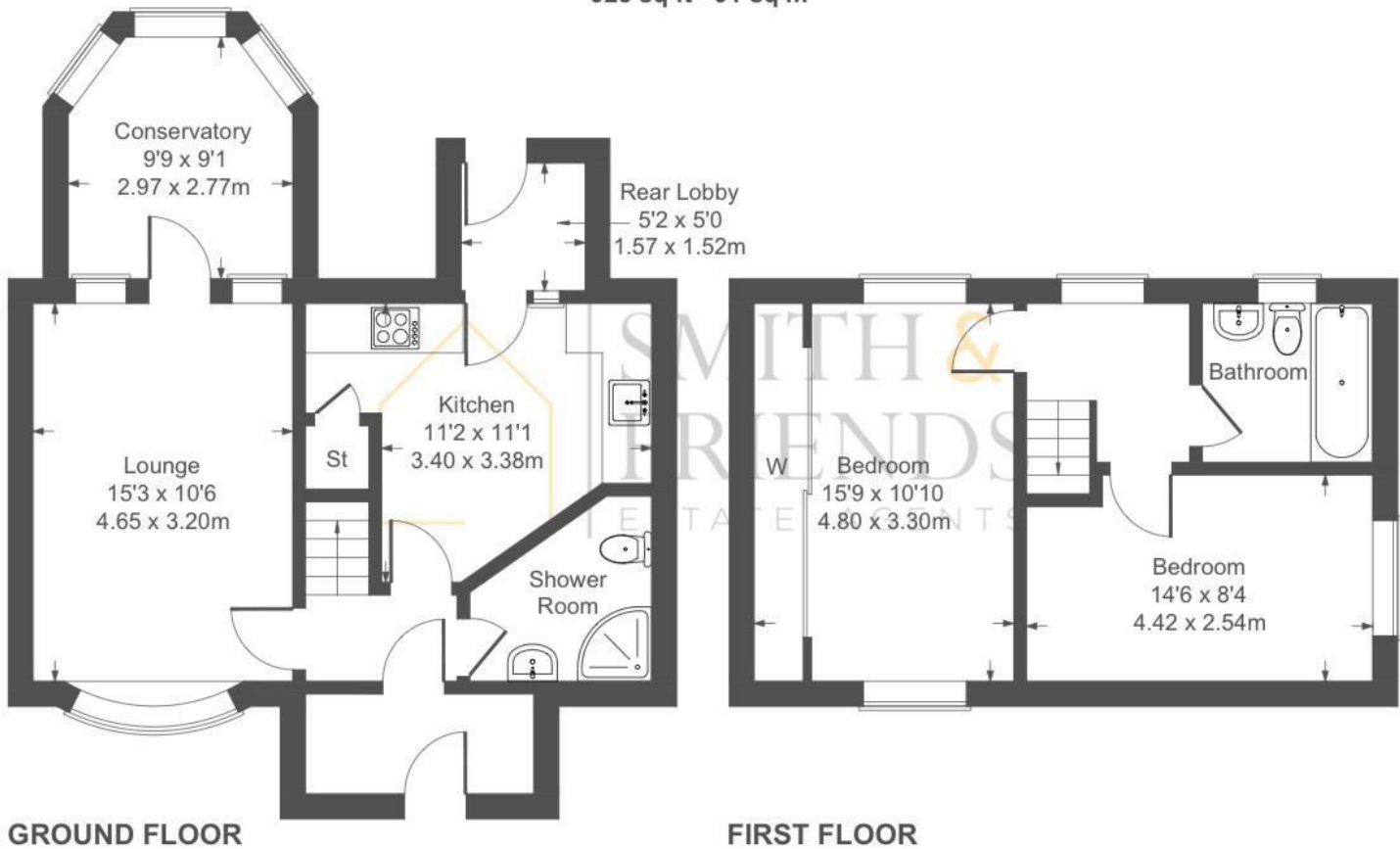


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Owton Manor lane

Approximate Gross Internal Area
928 sq ft - 91 sq m



Not to Scale. Produced by The Plan Portal 2025
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		
(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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