



Lanark Road, Hartlepool, TS25 3RT

welcome to

Lanark Road, Hartlepool

Located on the popular Owton Manor estate, this two bedroom terraced home offers an excellent opportunity for a variety of buyers, whether you are a first-time purchaser, looking to downsize or seeking an investment.

Entrance Hallway

Entered via UPVC double glazed door, stairs to first floor, radiator, door leading to lounge, door leading to kitchen.

Lounge

10' 3" x 15' 1" (3.12m x 4.60m)
Dual aspect with UPVC double glazed window to front and rear, coved cornicing, 2 radiators, TV point, electric feature coal effect fire with marble surround and hearth.

Kitchen

11' 1" excluding staircase recess x 14' 8" (3.38m excluding staircase recess x 4.47m)
UPVC double glazed window to front, vinyl flooring, radiator, breakfast bench, understairs storage, wall mounted Ideal Logic combination boiler, range of wall and base units with complementing working surfaces, tiled splashback, space for freestanding cooker, plumbing and recess for washing machine, stainless steel sink/drainer with mixer tap, freestanding fridge freezer, built in storage cupboard, UPVC double glazed door to front, door leading to rear lobby.

Rear Lobby

Composite double glazed door leading to rear garden.

First Floor Landing

Stairs from hallway, UPVC double glazed window to rear, loft hatch access, doors leading to bedroom 1, 2 and family bathroom.

Bedroom 1

15' 2" x 10' 3" maximum (4.62m x 3.12m maximum)
UPVC double glazed window to rear, radiator, 2 built in storage cupboards.

Bedroom 2

9' 3" x 14' 5" maximum (2.82m x 4.39m maximum)
UPVC double glazed window to front, radiator, part restricted floor space due to bulk head, built in storage over.

Family Bathroom

UPVC double glazed window to rear, low level low flush WC, wash hand basin, panelled bath with a Triton electric shower over, vinyl flooring, radiator, extractor fan.



Externally



Front Garden

Wall enclosed with a wrought iron gate, step up to the property and there are 2 shaped lawn areas.

Rear Garden

2 shaped lawn areas, stonebed area to rear, fence enclosed, wooden garden shed, patio area, brick built outhouse.



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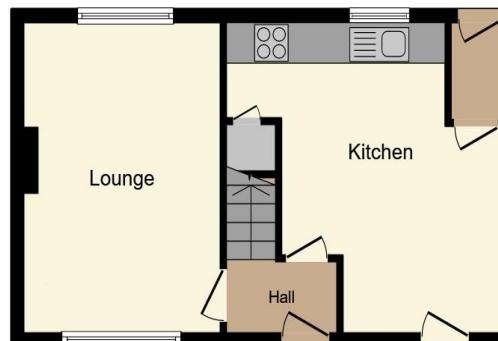
Lanark Road, Hartlepool

- POPULAR LOCATION
- WELL PRESENTED
- FRONT & REAR GARDENS
- SUITS A VARIETY OF BUYERS
- 2 SUPERB SIZED BEDROOMS

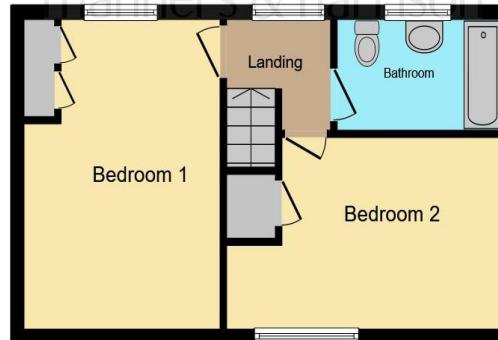
Tenure: Freehold EPC Rating: D

Council Tax Band: A

£85,000



Ground Floor



First Floor

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

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Property Ref:
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