



Owton Manor Lane, Hartlepool TS25 3AE

welcome to

Owton Manor Lane, Hartlepool

Tucked away, accessed via a private gated entry, conveniently location near local amenities and transport links, this deceptively spacious detached residence offers a remarkable sense of scale and flexibility

Entrance Hall

Composite double glazed door into entrance hallway, stairs to first floor, decorative coved cornicing, laminate flooring, UPVC double glazed window panels on both sides of the door, doors leading to all principle rooms, radiator, feature hearth wood panelled walls.

Lounge

14' 3" (max) x 12' 4" (max) (4.34m (max) x 3.76m (max))
UPVC double glazed window to front, radiator, TV point, decorative coved cornicing, ceiling rose, feature stone effect electric fire, marble surround and hearth.

Reception Room 2

12' 9" x 16' 4" (3.89m x 4.98m)
UPVC double glazed window to front, radiator, decorative coved cornicing, ceiling rose, feature coal effect electric fire with marble surround and hearth, TV point.

Study

8' 6" x 12' 7" (2.59m x 3.84m)
UPVC double glazed window to side, radiator, coved cornicing, ceiling rose, TV point.

Kitchen/Diner

11' 6" x 22' 3" (3.51m x 6.78m)
UPVC double glazed window to rear, UPVC double glazed door to rear, coved cornicing, spotlights, radiator, door leading to utility area, laminate flooring, space for dining table, space for free standing fridge/freezer, beautiful range of wood wall and base units with peninsular island and complimenting quartz working surfaces, tiled splashback, black sink/drainers with swan neck mixer tap, space for free standing range style cooker, large chimney style extractor over, TV point, integrated

with plumbing and recess for dishwasher.

Utility Room

6' 3" x 12' 8" (1.91m x 3.86m)
UPVC double glazed window to rear, range of wall and base units with contrasting working surfaces, stainless steel 1 /2 bowl sink/drainers with mixer tap, coved cornicing, laminate flooring, wall mounted combi boiler, mega flow system, extractor fan, plumbing and recess for integrated washing machine, recess for integrated tumble dryer, radiator.

Landing

Built in under stairs storage cupboard with lighting, UPVC double glazed window to front, radiator, loft hatch access, decorative coved cornicing, doors leading to all principle rooms, feature hearth wood panelled walls.

Downstairs Shower Room

Pedestal wash hand basin with mixer tap, shaver point, coved cornicing, spotlights, tiled walls, laminate flooring, low level low flush WC, double shower cubicle with hand held shower attachment, chrome heated towel rail, extractor fan.

Family Bathroom

UPVC double glazed window to side, tiled walls, extractor fan, coved cornicing, spotlights, pedestal wash hand basin with mixer tap, low level low flush WC, tiled panelled bath with Jacuzzi sensors, with central mixer tap and hand held shower attachment, built in storage, laminate flooring.

Bedroom 1

14' 3" (inc door recess) x 17' 9" (inc dormer window) (4.34m (inc door recess) x 5.41m (inc dormer window))
UPVC double glazed window to front, radiator, built





in storage in eaves, two door built in wardrobes, door leading to en-suite.

En-Suite

Vinyl flooring, extractor fan, low level low flush WC, tiled walls, chrome heated towel rail, wash hand basin with mixer tap, shower cubicle with hand held shower attachment,

Bedroom 2

10' 6" x 11' 9" (exc door recess) (3.20m x 3.58m (exc door recess))
UPVC double glazed window to front, radiator, built in storage, three door built in storage cupboard.

Bedroom 3

10' 5" x 13' 1" (exc door recess) (3.17m x 3.99m (exc door recess))
UPVC double glazed window to rear, radiator, built in storage in eaves, three door built in storage cupboard.

Bedroom 4

11' 8" x 11' 8" (exc recess) (3.56m x 3.56m (exc recess))
UPVC double glazed window to rear, radiator, two door built in wardrobes.

Dressing Room

10' 6" x 3' 7" (onto wardrobes) (3.20m x 1.09m (onto wardrobes))
UPVC double glazed window to rear, radiator, six door sliding wardrobes either side of the room.

Bathroom

UPVC double glazed window to side, built in storage shelving, chrome heated towel rail, tiled flooring, tiled walls, low level low flush WC, wash hand basin with mixer tap, chrome heated towel rail, extractor fan.

Loft

Pull down ladder, boarded.

Front Garden

Two shaped lawned areas, paved patio area, wall enclosed with wrought iron gate, raised borders for mature planting, wraps around side of property.

Rear Garden

Shaped lawned areas, patio area, wrought iron gate leading to double garage.

Double Garage

To rear, in separate block, both with up and over doors, power and lighting.



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welcome to

Owton Manor Lane, Hartlepool

- PRIVATE GATED ENTRY
- MULTIPLE RECEPTIONS
- 4 BEDROOMS AND DRESSING ROOM
- FRONT& REAR GARDENS
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£300,000



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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