

Owton Manor Lane, Hartlepool, TS25 3RJ
2 Bed - House - Mid Terrace
£89,950

Council Tax Band: A
EPC Rating: C
Tenure: Freehold

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Owton Manor Lane, TS25 3RJ

Available for sale with a long term tenant in situ, making it an appealing opportunity for a buy-to-let investor. The property is a well presented two bedroom mid terraced home, set back from Owton Manor Lane and overlooking a pedestrian green to the front.

The accommodation benefits from gas central heating and uPVC double glazing. The full layout comprises: entrance hall with stairs to the first floor and access to a dual aspect lounge, while the modern kitchen/diner offers a range of wall and base units, a built-in oven, hob and extractor, space for freestanding appliances and access to the rear garden. To the first floor are two good size bedrooms and a bathroom fitted with a three piece white suite and chrome fittings.

Outside, there is a low maintenance front garden and a spacious, enclosed rear garden with lawn and patio areas. Local schools and amenities are situated within close proximity. An internal viewing comes highly recommended.







GROUND FLOOR

ENTRANCE HALL
5'11 x 3'4 (1.80m x 1.02m)
Accessed via uPVC double glazed entrance door, staircase to the first floor, fitted carpet, convector radiator.

DUAL ASPECT LOUNGE
10'3 x 15'1 (3.12m x 4.60m)
A well presented dual aspect family lounge with uPVC double glazed window to the front aspect and additional uPVC double glazed window to the rear aspect, modern laminate flooring, radiator.

KITCHEN/DINER
11'2 x 15' (3.40m x 4.57m)
Fitted with a modern range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, recess for washing machine, space for free standing fridge/freezer, recess for additional appliance, useful under stairs storage cupboard, uPVC double glazed windows to the front and rear aspects, uPVC double glazed door to the rear garden, convector radiator.

FIRST FLOOR

LANDING
6'4 x 5'5 (1.93m x 1.65m)
uPVC double glazed window to the rear aspect, hatch to loft space, access to both bedrooms and bathroom.

BEDROOM ONE
10'4 x 15'5 (3.15m x 4.70m)
A good size master bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

BEDROOM TWO
14'8 x 9'4 (4.47m x 2.84m)
uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BATHROOM/WC
7'10 x 5'6 (2.39m x 1.68m)
Fitted with a three piece suite comprising: panelled bath with mixer tap and shower attachment, protective glass shower screen, pedestal wash hand basin with chrome dual taps, close coupled WC, uPVC double glazed window to the rear aspect, extractor fan, chrome heated towel radiator.

EXTERNALLY
The property occupies a pleasant set back position overlooking a pedestrian green to the front. The front garden is enclosed by a brick boundary wall, whilst the spacious enclosed rear garden incorporates lawn, paved and decked areas with fenced boundaries.

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.





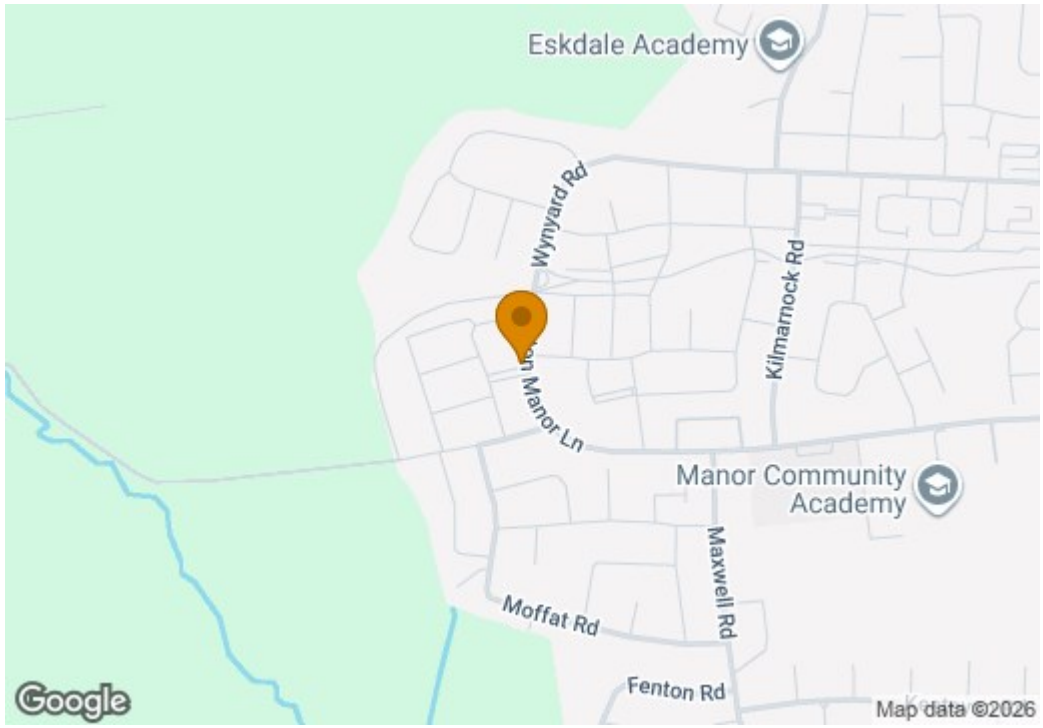




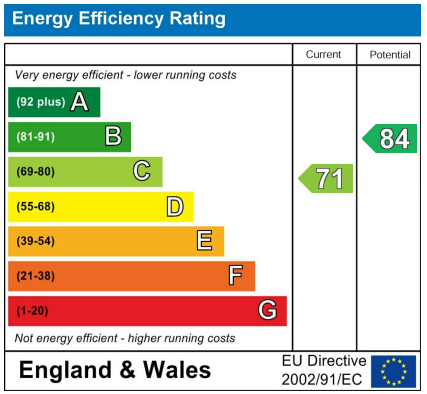







Eskdale Academy
Wynyard Rd
Kilmarnock Rd
Manor Ln
Manor Community Academy
Maxwell Rd
Moffat Rd
Fenton Rd
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried 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. 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.

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