



Dunoon Road, Owton Manor, TS25 4EF
2 Bed - House - Mid Terrace
£80,000

ROBINSONS
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Dunoon Road, Owton Manor, TS25 4EF

*** AN IDEAL INVESTMENT OPPORTUNITY *** CAN BE SOLD WITH SITTING TENANT *** A spacious two bedroom mid terraced property located in a popular part of the Owton Manor estate just off Dalkeith Road with easy access onto Catcote Road. The home can be sold vacant or with a sitting tenant, making it ideal for a buy to let investor. The accommodation is warmed by gas central heating and briefly comprises: entrance hall with stairs to the first floor and access to a dual aspect lounge with feature fire surround and electric fire. The generous kitchen/diner is fitted with units to base and wall level and includes a built-in oven, hob and extractor with further space for free standing appliances. To the first floor are two generous bedrooms and the bathroom which incorporates a three piece suite. Externally are gardens to the front and rear with a low maintenance front. Local schools and amenities are within an easy stroll of the property.

GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door, 'tile' effect laminate flooring, staircase to first floor with fitted carpet, convector radiator.

LOUNGE

15'2 x 10'5 (4.62m x 3.18m)

A spacious dual aspect lounge with feature fire surround and electric fire, fitted carpet, coving to ceiling, radiator.

KITCHEN/DINER

15'2 x 11'3 extending to 14'7 (4.62m x 3.43m extending to 4.45m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring electric hob and extractor over, tiling to splashback, recess for washing machine, space for further appliances, built-in under stairs storage cupboard, windows to the front and rear aspects, door to the rear garden, convector radiator.

FIRST FLOOR

LANDING

Window to the rear aspect, fitted carpet, hatch to loft space.

BEDROOM 1

15'2 x 10'5 (4.62m x 3.18m)

A good sized master bedroom with window overlooking the rear garden, fitted carpet, convector radiator.

BEDROOM 2

14'7 x 9'4 (4.45m x 2.84m)

Window to the front aspect, fitted carpet, convector radiator.

BATHROOM/WC

7'11 x 5'6 (2.41m x 1.68m)

Fitted with a three piece suite comprising: panelled bath with chrome mixer tap and Bristan shower over, protective glass shower screen, pedestal wash hand basin, low level WC, tiling to splashback, window to the rear aspect, chrome heated towel radiator.

OUTSIDE

The property features gardens to the front and rear, with the low maintenance front garden being enclosed by a brick boundary wall with paved walkway and gated access. The enclosed rear garden includes a useful brick outhouse for storage.

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.

TENURE

We are led to believe that this property is FREEHOLD. This will be confirmed with solicitors once a sale has been agreed.

COUNCIL TAX BAND: A

Dunoon Road

Approximate Gross Internal Area
774 sq ft - 72 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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