



**Wynyard Road, Owton Manor, TS25 3RX**  
**3 Bed - House - End Terrace**  
**£88,000**

**Council Tax Band: A**  
**EPC Rating: D**  
**Tenure: Freehold**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A deceptively spacious three bedroom end terraced property on Wynyard Road in a popular part of Owton Manor, close to Eskdale Academy. The home offers accommodation ideal for a variety of buyers including first time buyers, families or possible investment opportunity and comes with an internal viewing recommended to appreciate the space and potential on offer. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance porch, through to an open plan kitchen/dining room which links to the lounge and utility room. The kitchen area is fitted with modern units, incorporates granite worktops and includes a built-in oven, hob and extractor. The dual aspect lounge benefits from a feature fire surround, electric fire and French doors into the sun room extension at the rear. A rear lobby with access via the utility room opens to the rear garden, whilst to the first floor are three bedrooms, with bedrooms one and three being opened up. They are served by a modern shower room with separate WC. Externally are low maintenance gardens, with a driveway providing useful off street parking. A useful timber storage shed and summerhouse are included in the asking price. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).





## GROUND FLOOR

### ENTRANCE PORCH

Accessed via uPVC double glazed entrance door with matching side screen, panelling to walls, internal door through to:

### OPEN PLAN ENTRANCE

Direct access into the kitchen/dining room.

### OPEN PLAN KITCHEN/DINING ROOM

18'1 x 12'9 narrowing to 11'10 (5.51m x 3.89m narrowing to 3.61m)

DINING AREA: uPVC double glazed window to the front aspect, stairs to the first floor, fitted carpet, door to utility.

KITCHEN AREA: Fitted with a modern range of 'oak' style units to base and wall level with brushed stainless steel handles and complementing granite worktops with matching splashback in an 'L' shaped layout incorporating an inset one and a half bowl single drainer sink unit with mixer tap, built-in electric oven with separate four ring gas hob and extractor hood over, recess with plumbing for washing machine, uPVC double glazed window to the rear aspect, under stairs storage cupboard, double radiator.

### UTILITY ROOM

12' x 6'11 narrowing to 4'9 (3.66m x 2.11m narrowing to 1.45m)

Additional uPVC double glazed access door to the front, space for free standing appliances.

### REAR LOBBY

Door to the rear garden.

### FAMILY LOUNGE

21'2 x 12'5 narrowing to 11'5 (6.45m x 3.78m narrowing to 3.48m)

A generous lounge with uPVC double glazed bow window to the front aspect, feature fire surround with 'coal' effect electric fire, 'marble' style back and base, fitted carpet, dado rail, television point, double radiator, uPVC double glazed French doors to the sun room extension.

### SUN ROOM EXTENSION

9'10 x 7'9 (3.00m x 2.36m)

uPVC double glazed French doors to the rear garden, uPVC double glazed side window, fitted carpet, double radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the rear aspect, fitted carpet, hatch to boarded and carpeted loft space with pull down access ladder, light, power points and double radiator.

### BEDROOM ONE & THREE

12'5 x 10'8 & 10'2 x 9'8 (3.78m x 3.25m & 3.10m x 2.95m)

BEDROOM ONE: linking directly to bedroom three, with uPVC double glazed window to the front aspect, free standing wardrobes, fitted carpet, single radiator.

BEDROOM THREE: built-in storage cupboard, uPVC double glazed window to the rear aspect, fitted carpet.

### BEDROOM TWO

12'2 x 11'10 (3.71m x 3.61m)

Two uPVC double glazed windows allowing a high degree of natural light, built-in over stairs storage cupboard/wardrobe, fitted carpet, single radiator.

### SHOWER ROOM

6'2 x 5'4 (1.88m x 1.63m)

Fitted with a two piece white suite comprising: corner shower cubicle with sliding door and chrome shower, corner pedestal wash hand basin with chrome dual taps, tiled splashback, uPVC double glazed window to the rear aspect, double radiator.

### SEPARATE WC

Fitted with a close coupled WC in white, part tiled walls, vinyl flooring, uPVC double glazed window to the rear aspect.

### OUTSIDE

The property features a low maintenance paved front, with double wrought iron gates opening to provide useful off street parking. The enclosed rear garden incorporates paved and pebbled areas, with workshop, greenhouse and storage shed included.

### 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.

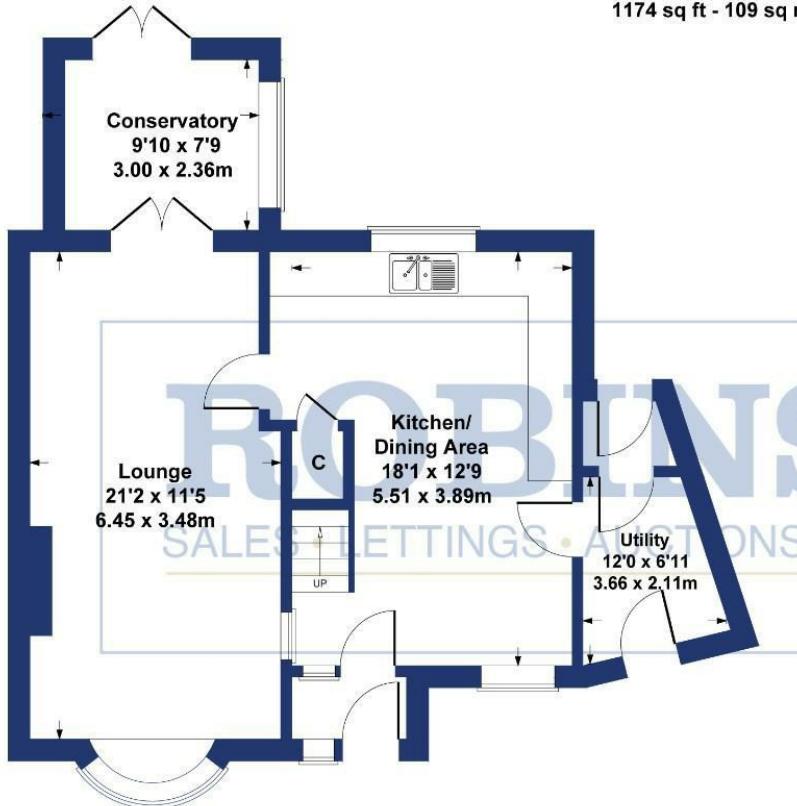




# Wynyard Road

Approximate Gross Internal Area

1174 sq ft - 109 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(55-68)	C		
(39-54)	D		
(21-38)	E		
(1-20)	F		
Not energy efficient - higher running costs			
G		57	70
England & Wales		EU Directive 2002/91/EC	

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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE  
 Tel: 01429 891100  
[hartlepool@robinsonsteesvalley.co.uk](mailto:hartlepool@robinsonsteesvalley.co.uk)  
[www.robinsonsteesvalley.co.uk](http://www.robinsonsteesvalley.co.uk)

**ROBINSONS**  
 SALES • LETTINGS • AUCTIONS *Tees Valley*