



Macrae Road, Owton Manor, TS25 3RE
2 Bed - House - End Terrace
£80,000

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



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Macrae Road, Owton Manor, TS25 3RE

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 positioned two bedroom end terraced home with gardens to three sides. 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 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. A utility room completes the ground floor. To the first floor are two good size bedrooms and a bathroom fitted with a three piece white suite and chrome fittings. Externally is a predominantly lawned front and side garden, alongside an enclosed rear garden. Local schools and amenities are situated within close proximity.

GROUND FLOOR

ENTRANCE HALL

5'10 x 3'3 (1.78m x 0.99m)
Accessed via uPVC double glazed entrance door with uPVC double glazed side screen, staircase to the first floor, access to both the lounge and kitchen.

LOUNGE

15' x 10'4 (4.57m x 3.15m)
A good size dual aspect lounge with uPVC double glazed window to the front aspect, additional uPVC double glazed window to the rear aspect, convector radiator.

KITCHEN/DINER

14'11 x 11' max (4.55m x 3.35m max)
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 gas hob above and extractor hood over, tiled splashback, uPVC double glazed window to the side aspect, dining space, convector radiator, uPVC door to the rear garden.

UTILITY ROOM

7'9 x 4'6 (2.36m x 1.37m)
Space for free standing appliances including plumbing for washing machine and space for a free standing fridge/freezer, uPVC double glazed window to the rear aspect, under stairs storage cupboard, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, access to both bedrooms, bathroom and hatch to loft space.

BEDROOM ONE

15' x 10'3 (4.57m x 3.12m)
A good size master bedroom with uPVC double glazed window to the rear aspect, convector radiator.

BEDROOM TWO

14'5 x 9'2 (4.39m x 2.79m)
uPVC double glazed window to the front aspect, convector radiator.

BATHROOM/WC

7'10 x 5'5 (2.39m x 1.65m)
Fitted with a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback and flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property occupies a generous corner position with gardens to three sides, the front and side gardens are predominantly lawned and enclosed by a brick boundary wall. The rear garden enjoys a good degree of privacy.

NB

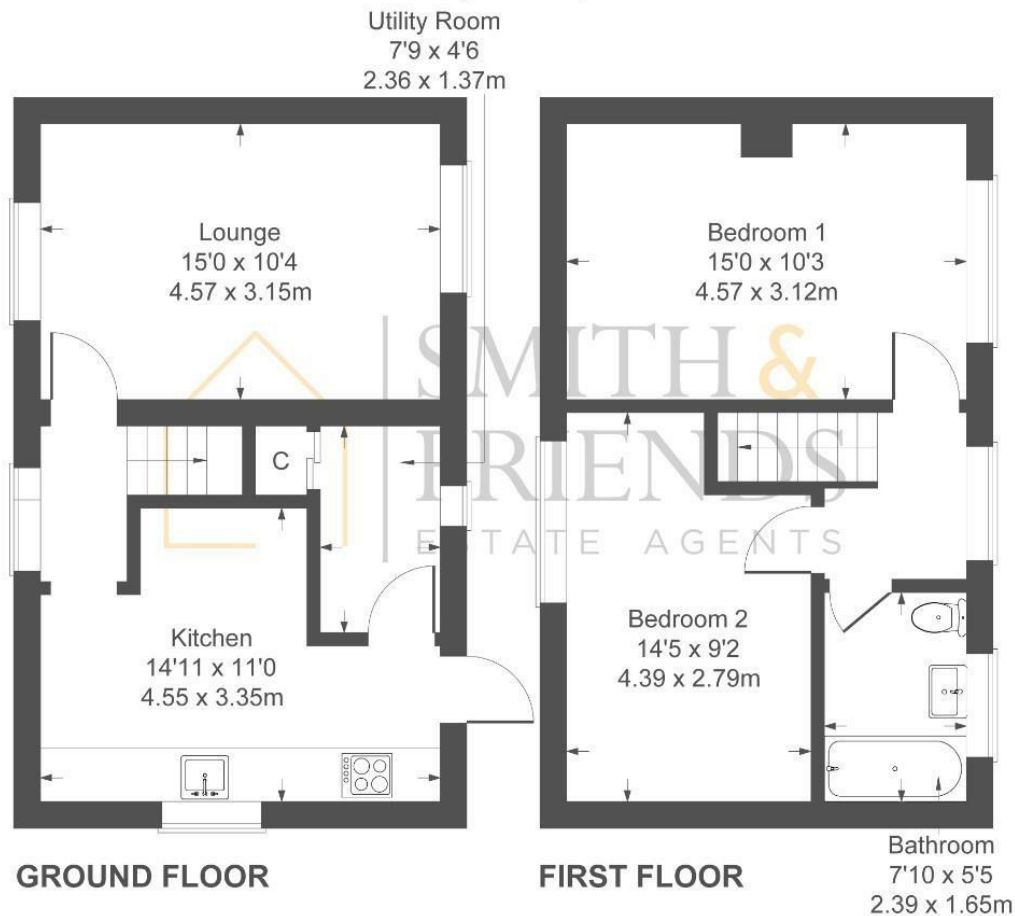
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



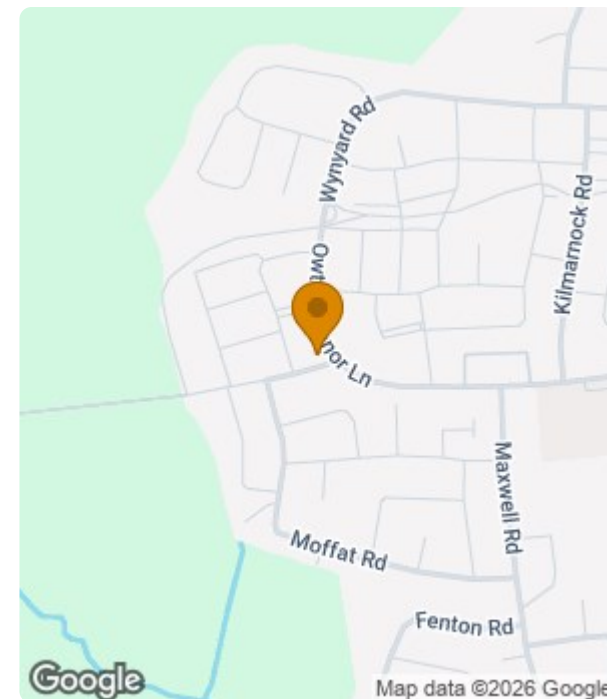
Macrae Road

Approximate Gross Internal Area

763 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	84
	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. 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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