



**Endrick Road, Owton Manor, Hartlepool,
TS25 4DW
3 Bed - House - End Terrace
£125,000**

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Endrick Road, Owton Manor, TS25 4DW

Set on a favourable corner plot, this immaculate three bedroom end terraced house comes with viewing strongly recommended. Located close to local schools and amenities, in our opinion, this property would make an ideal first purchase. Benefitting from uPVC double glazing, gas central heating, driveaway and a single detached garage. The accommodation comprises of: entrance hallway, open plan lounge/dining area and fitted kitchen with useful utility. To the first floor are three double bedrooms, family bathroom and separate toilet. Externally, the enclosed rear garden affords a good degree of privacy. The garden is laid with artificial turf and there is also a sunny paved patio area with access to the garage. The front garden has been paved for easy maintenance and there is a generous drive to the side leading to the single detached garage.

GROUND FLOOR

ENTRANCE HALLWAY

uPVC double glazed glass panelled front door, staircase to first floor landing, radiator.

OPEN PLAN LOUNGE/DINING AREA

21'1 x 12'5 (6.43m x 3.78m)

LOUNGE AREA

uPVC double glazed window to front, radiator.

DINING AREA

uPVC double glazed French doors opening onto the rear garden, radiator.

KITCHEN

10'9 x 13'3 (3.28m x 4.04m)

Fitted with a range of wall, base and drawer units with matching worktops and splashback tiling, recess for cooker, plumbing for washing machine and dryer, uPVC double glazed windows to side and rear, uPVC double glazed glass panelled door opening onto the rear garden, large under stairs storage cupboard.

UTILITY

6'9 x 5'4 (2.06m x 1.63m)

Base and wall units with matching worktops, space for fridge and freezer, uPVC double glazed window.

FIRST FLOOR

LANDING

uPVC double glazed window to rear, access to loft.

BEDROOM 1 (front)

9'4 x 9'10 (2.84m x 3.00m)

uPVC double glazed window to front, fitted mirrored wardrobes, radiator.

BEDROOM 2 (rear)

11'5 x 9'6 (3.48m x 2.90m)

uPVC double glazed window to rear, built-in storage, radiator.

BEDROOM 3 (front)

12'3 x 11'9 (3.73m x 3.58m)

uPVC double glazed window to front, radiator.

FAMILY BATHROOM

5'5 x 5'5 (1.65m x 1.65m)

White and chrome suite with panelled bath and shower over, pedestal wash hand basin, co-ordinated tiled walls, radiator, uPVC double glazed window to rear.

SEPERATE TOILET

2'5 x 4'11 (0.74m x 1.50m)

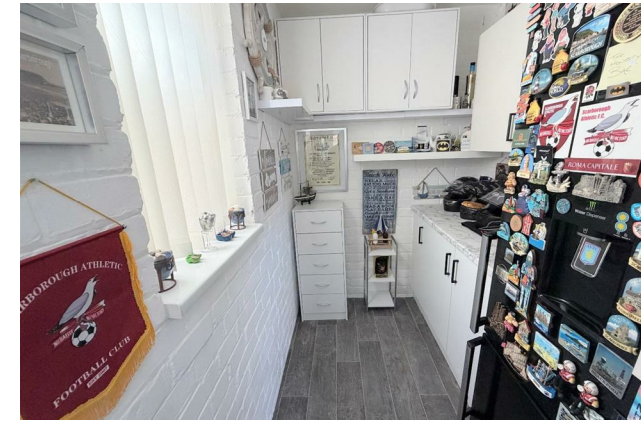
White low level WC, uPVC double glazed window to rear.

EXTERNALLY

The enclosed rear garden affords a good degree of privacy. The garden is laid with artificial turf and there is also a sunny paved patio area with access to the garage. The front garden has been paved for easy maintenance and there is a generous drive to the side leading to the SINGLE DETACHED GARAGE.

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.









Ground Floor



Floor 1

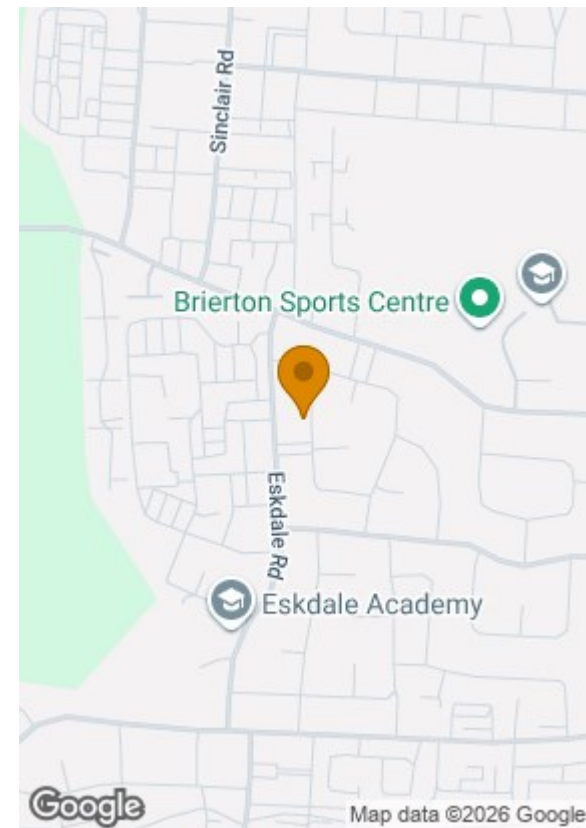
Approximate total area⁽¹⁾
 903.53 ft²
 83.94 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			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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