



Kirriemuir Road, Owton Manor, TS25 3NW
3 Bed - House - Mid Terrace
£110,000

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

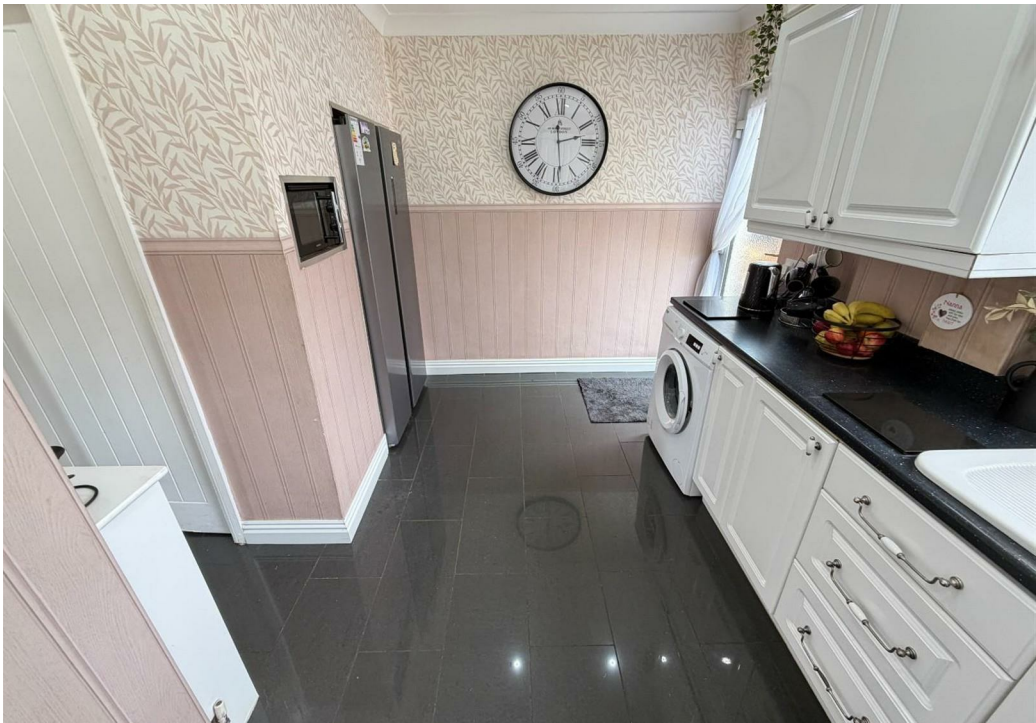


Kirriemuir Road

Owton Manor Hartlepool TS25 3NW

A spacious THREE BEDROOM mid terraced property located in a popular part of the Owton Manor Estate. The home would make an ideal purchase for a first time buyer or young family and features uPVC double glazing, log burner and gas central heating. An internal viewing comes recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor and access to a spacious dual aspect lounge with log burner and patio doors to the rear garden. The kitchen is fitted with units to base and wall level with space for free standing appliances and gives access to a useful utility room. To the first floor are three good size bedrooms and the bathroom with separate WC. Externally is a low maintenance front with potential for off street parking. The enclosed rear garden offers a pleasant space for entertaining and includes a useful storage shed, log store and brick outhouse. Kirriemuir Road is located between Owton Manor Lane and Kintra Road, with easy access to schools and amenities. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL

6'1 x 6'3 (1.85m x 1.91m)

Accessed via uPVC double glazed entrance door, tiled flooring, staircase to the first floor with fitted carpet, coving to ceiling, single radiator, upgraded internal door to the lounge.

DUAL ASPECT LOUNGE

11'2 x 18' (3.40m x 5.49m)

A generous open plan lounge/dining room with uPVC double glazed bow window to the front aspect, uPVC double glazed patio doors to the rear, recessed cast iron log burner with fire surround and tiled back, modern laminate flooring, arched alcoves with wall lights, coving to ceiling, two single radiators.

KITCHEN

14' x 7'3 (4.27m x 2.21m)

Fitted with a range of units to base and wall level with contrasting work surfaces and matching splashback incorporating an inset one and a half bowl single drainer ceramic sink unit with mixer tap, recess for cooking range with three speed extractor hood over, recess with plumbing for washing machine, recess for free standing 'American' style fridge/freezer, tiling to flooring, uPVC double glazed window to the rear aspect, concealed gas central heating boiler,, uPVC double glazed door to the rear, coving to ceiling, under stairs storage cupboard, inset spotlights and coving to ceiling, radiator with cover, access to:

UTILITY ROOM

5'6 x 10'11 (1.68m x 3.33m)

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

FIRST FLOOR

LANDING

4'1 x 7'2 (1.24m x 2.18m)

uPVC double glazed window to the rear aspect, fitted carpet, coving to ceiling, hatch to loft space, upgraded internal doors.

BEDROOM ONE

10'3 x 10'9 (3.12m x 3.28m)

A spacious master bedroom with wall to wall mirror fronted sliding wardrobes, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM TWO

11'9 x 12'4 (3.58m x 3.76m)

A good size second bedroom with uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, single radiator.

BEDROOM THREE

9'6 x 7'3 (2.90m x 2.21m)

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator.

BATHROOM

5'3 x 5'7 (1.60m x 1.70m)

Fitted with a two piece white suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, panelling to walls and ceiling, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

SEPARATE WC

4'10 x 2'6 (1.47m x 0.76m)

Fitted with a low level WC in white with matching panelling to walls and ceiling, uPVC double glazed window to the rear aspect.

EXTERNALLY

The property offers a low maintenance front which is part lawned with a block paved area and double wrought iron gates with potential for off street parking. The enclosed rear garden offers a great space for entertaining friends, with a lower tiled patio area, raised lawn and additional patio areas, with a large storage shed, log store and brick outhouse.

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⁾
855 ft²
79.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(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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