



Owton Manor Lane, TS25 3HB  
2 Bed - House - Mid Terrace  
Or Nearest Offer £78,000

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## Owton Manor Lane, TS25 3HB

**\*\* SOUTH FACING REAR GARDEN \*\* NO CHAIN INVOLVED \*\*** A superb two bedroom mid terraced house which would make an ideal first purchase. It is located in a popular part of Owton Manor Lane which has local shopping facilities and schools within strolling distance. It should be economical to manage having gas central heating via a replacement combination boiler, uPVC double glazing and has cavity wall insulation. The floor plan briefly comprises: entrance vestibule with staircase to first floor, spacious through lounge with feature fireplace having inset living flame gas fire, delightful kitchen/breakfast room which is fitted with white 'shaker' style units and has a walk-in storage cupboard and French doors leading to the rear garden, two double bedrooms, with the second bedroom having built-in mirror fronted sliding wardrobes, and to complete the accommodation is a shower room/WC which is fitted with a white suite. Externally are gardens to front and rear which have been designed for ease of maintenance, with the rear garden enjoying a southerly aspect and should be a suntrap in the summer months. Fitted carpets are included in the asking price.

### GROUND FLOOR

#### ENTRANCE VESTIBULE

uPVC double glazed entrance door, staircase to first floor.

#### THROUGH LOUNGE

15'1 x 10'4 into alcove, overall (4.60m x 3.15m into alcove, overall)

Dual aspect windows giving plenty of natural light, 'mahogany' style fire surround with conglomerate marble hearth and upstand area, inset living flame gas fire.

#### FITTED KITCHEN/BREAKFAST ROOM

15'1 x 11'1 overall (4.60m x 3.38m overall)

Fitted with a superb range of white 'shaker' style base, wall and drawer units with black 'marble' effect working surfaces in an 'L' shaped layout incorporating inset single drainer stainless steel sink unit with mixer tap, space for cooker with gas cooker point, tiling to splashback, walk-in storage cupboard with wall mounted Ideal gas combination boiler, French doors to rear garden.

### FIRST FLOOR

#### LANDING

Hatch to loft space.

#### BEDROOM 1 (front)

15'1 x 10'3 overall (4.60m x 3.12m overall)

Built-in storage cupboard.

#### BEDROOM 2 (front)

9'4 x 11'2 incl robe depth, plus 4' x 3'3 (2.84m x 3.40m incl robe depth, plus 1.22m x 0.99m)

Built-in mirror fronted sliding wardrobes, with built-in storage cupboard to side.

#### SHOWER ROOM/WC

Fitted with a three piece white suite comprising: double shower cubicle with chrome mains shower fitting, wall mounted wash hand basin, close coupled WC, tiling to walls.

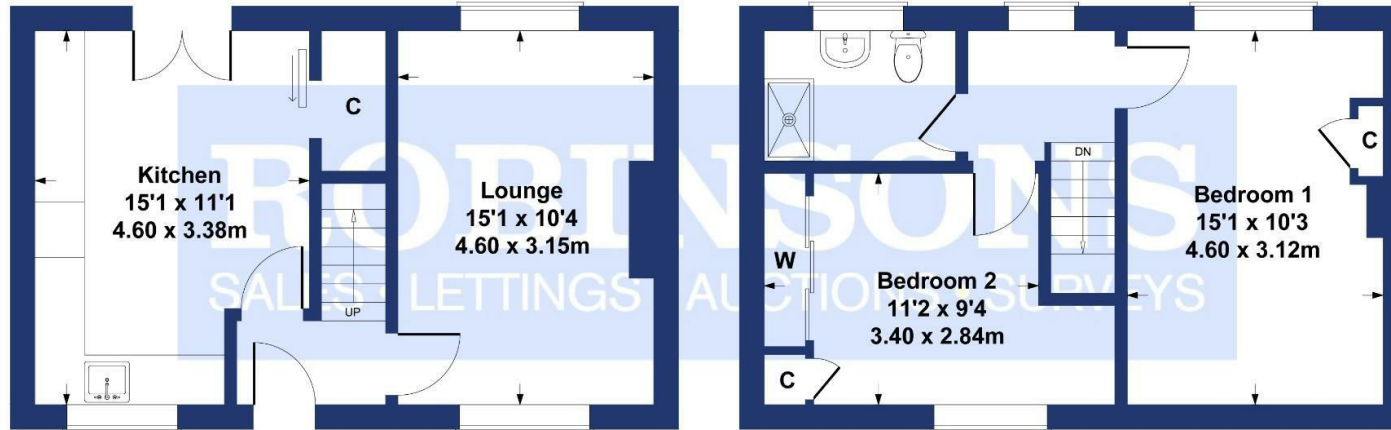
#### OUTSIDE

The front garden is enclosed by a brick boundary wall and is block paved for ease of maintenance. The attractive rear garden has a stone paved patio, with raised well stocked flower borders, external store, garden shed. The garden also enjoys a southerly aspect which should be a suntrap in the summer months.



# Owton Manor Lane Hartlepool

Approximate Gross Internal Area  
754 sq ft - 70 sq m



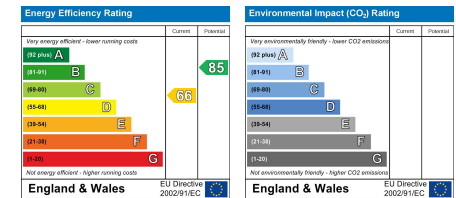
GROUND FLOOR

FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020



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