



**** NO CHAIN INVOLVED ****
**** ATTENTION FIRST TIME BUYERS ****

A smart and well presented two bedroom mid terraced house situated on Laird Road, Owton Manor, with amenities just a short distance away. With uPVC double glazing and gas central heating. The internal layout briefly comprises: entrance vestibule, lounge and kitchen/diner. To the first floor are two good sized bedrooms and the family bathroom/WC. Externally to the property is are front and rear gardens, with the rear being enclosed and of a good size. A viewing comes highly recommended to appreciate the accommodation on offer.

Laird Road, Hartlepool, TS25 3LR
2 Bed - House - Terraced
£69,950

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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, staircase to first floor, single radiator.

LOUNGE (front)

16'2 x 10'11 into alcove (4.93m x 3.33m into alcove)

Feature fire surround with cast iron wood burner with tiled inserts, uPVC double glazed bow window, uPVC double glazed French doors, two single radiators, coved ceiling.

KITCHEN

15'1 x 14'6 (4.60m x 4.42m)

Fitted with a range of base, wall and drawer units with contrasting working surfaces incorporating a single drainer stainless steel sink unit, space for gas cooker, 'chimney' style illuminated extractor fan above, recess with plumbing for automatic washing machine and dishwasher (machine excluded), space for free standing fridge/freezer, tiling to splashback, single radiator, two uPVC double glazed windows, uPVC double glazed door to rear garden, coved ceiling, combination boiler.

FIRST FLOOR

LANDING

uPVC double glazed window, single radiator, loft access, coved ceiling.

BEDROOM 1 (rear)

15'4 x 10'5 (4.67m x 3.18m)

Two built-in storage cupboards, uPVC double glazed window, single radiator, coved ceiling.

BEDROOM 2 (front)

9'4 x 14'6 (2.84m x 4.42m)

Built-in storage cupboard, uPVC double glazed window, single radiator, coved ceiling.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with electric shower attachment, pedestal wash hand basin, low level WC, tiling to splashback, single radiator, uPVC double glazed frosted window, coved ceiling.



OUTSIDE

To the rear of the property is a delighted enclosed garden with well stocked borders and shrubs, whilst to the front of the property is a low maintenance garden with turfed area.



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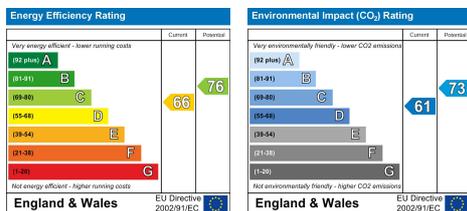
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