



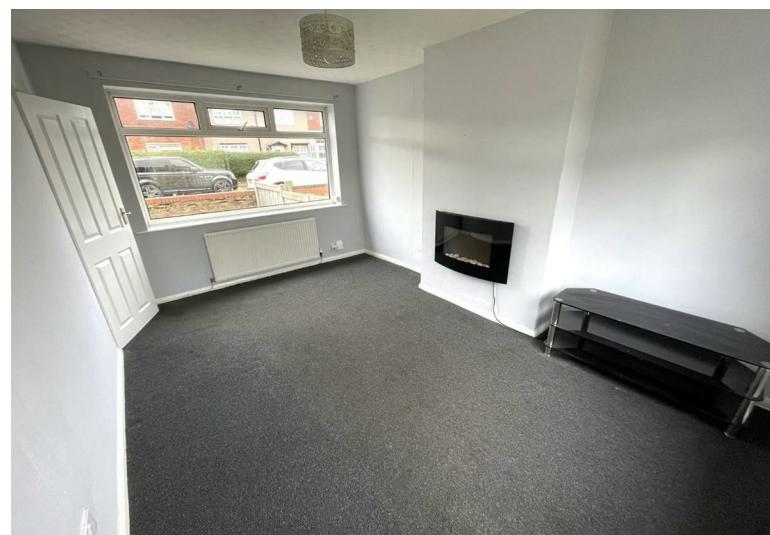
**Huntley Road, Owton Manor, TS25 3EU**  
**2 Bed - House - Mid Terrace**  
**£75,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS

\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A spacious and well proportioned TWO BEDROOM mid terraced property with generous rear garden. The home would make an ideal purchase for a first time buyer or investment opportunity, with features including gas central heating and uPVC double glazing. The internal layout comprises: entrance hall with stairs to the first floor and access to a good size dual aspect lounge, the kitchen/diner is fitted with a range of units to base and wall level with space for free standing appliances. To the first floor are two good size bedrooms which are served by the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front garden, with a generous enclosed rear garden offering great potential. Huntley Road is situated off Owton Manor Lane in a popular area, close to schools and amenities.





## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed entrance door, stairs to the first floor, access to:

### DUAL ASPECT LOUNGE

15'3 x 10'4 (4.65m x 3.15m)

A spacious dual aspect lounge with uPVC double glazed windows to the front and rear aspects, wall mounted electric fire, two single radiators.

### KITCHEN/DINER

15'3 x 14'3 (4.65m x 4.34m)

Fitted with a range of units to base and wall level with contrasting roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for cooker with tiling to splashback, space for further free standing appliances including recess for washing machine, uPVC double glazed windows to the front and rear aspects, wall mounted gas central heating boiler, under stairs storage cupboard, uPVC double glazed door to the rear garden, double radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the rear aspect, hatch to loft space, access to:

### BEDROOM ONE

15'2 x 10'5 (4.62m x 3.18m)

uPVC double glazed window overlooking the rear garden, built-in storage cupboard, single radiator.

### BEDROOM TWO

14'4 x 9'4 (4.37m x 2.84m)

uPVC double glazed window to the front aspect, single radiator.

### FAMILY BATHROOM/WC

7'6 x 5'4 (2.29m x 1.63m)

Fitted with a three piece suite comprising: panelled bath with mixer tap and shower over, pedestal wash hand basin with chrome dual taps, low level WC, panelling to walls, vinyl flooring, uPVC double glazed window to the rear aspect, single radiator.

### EXTERNALLY

The property features a low maintenance, part paved front, with lawned area, brick boundary wall and double wrought iron gates. The generous enclosed rear garden is predominantly lawned, with fenced boundaries and brick outhouse.

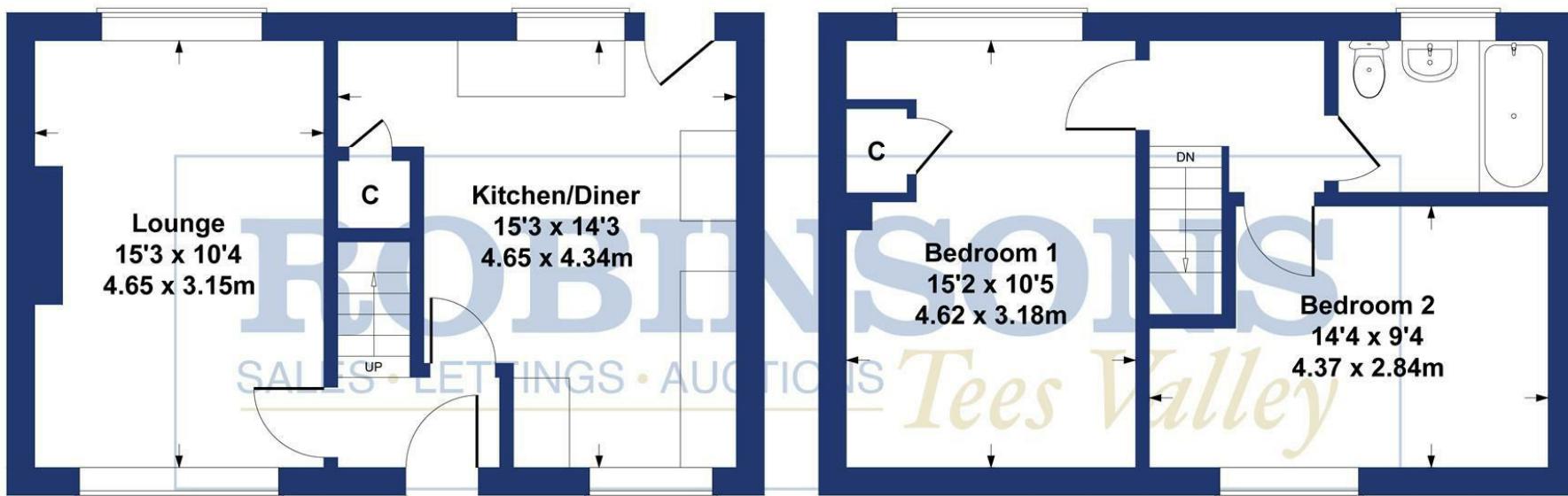
### NB

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.



# Huntley Road

Approximate Gross Internal Area  
765 sq ft - 71 sq m



## GROUND FLOOR

## FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	72	87
(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