



Falkirk Road, Owton Manor, TS25 4ET
2 Bed - House - Mid Terrace
£75,000

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

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

A deceptively spacious two bedroom mid terraced property located in a popular part of the Owton Manor estate. The home offers accommodation ideal for a first time buyer, young family or possible 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 a dual aspect lounge with attractive feature fire surround and French doors to the rear garden, the kitchen/diner is fitted with units to base and wall level and includes a built-in oven and hob, with further space for free standing appliances. To the first floor are two good sized bedrooms which are served by bathroom, incorporating a three piece white suite. Externally is a low maintenance front garden and manageable enclosed rear garden with lawn and paved areas. Falkirk Road is located between Dalkeith Road and Greenock Road which is well situated for schools and amenities. Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).





GROUND FLOOR

ENTRANCE HALL

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

SPACIOUS LOUNGE

14'11 x 10'4 (4.55m x 3.15m)

A spacious dual aspect lounge with uPVC double glazed bow window to the front aspect and uPVC double glazed French doors to the rear, attractive feature fire surround with 'marble' style back and base, inset 'pebble' effect gas fire, modern laminate flooring, television point, single radiator.

KITCHEN/DINER

14'11 x 14'5 (4.55m x 4.39m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, built-in electric oven with four ring gas hob above, tiling to splashback, recess for washing machine, space for additional appliances, uPVC double glazed windows to the front and rear aspects, uPVC double glazed door to the rear garden, useful under stairs storage cupboard, gas central heating boiler, double radiator.

FIRST FLOOR

LANDING

uPVC double glazed window overlooking the rear garden, fitted carpet, single radiator, hatch to loft space.

BEDROOM ONE

15'1 x 10'5 (4.60m x 3.18m)

A good sized master bedroom with uPVC double glazed window overlooking the rear garden, fitted carpet, built-in storage cupboard, single radiator.

BEDROOM TWO

13'1 x 9'2 (3.99m x 2.79m)

Built-in over stairs storage cupboard, built-in double wardrobe, uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BATHROOM/WC

7'11 x 5'6 (2.41m x 1.68m)

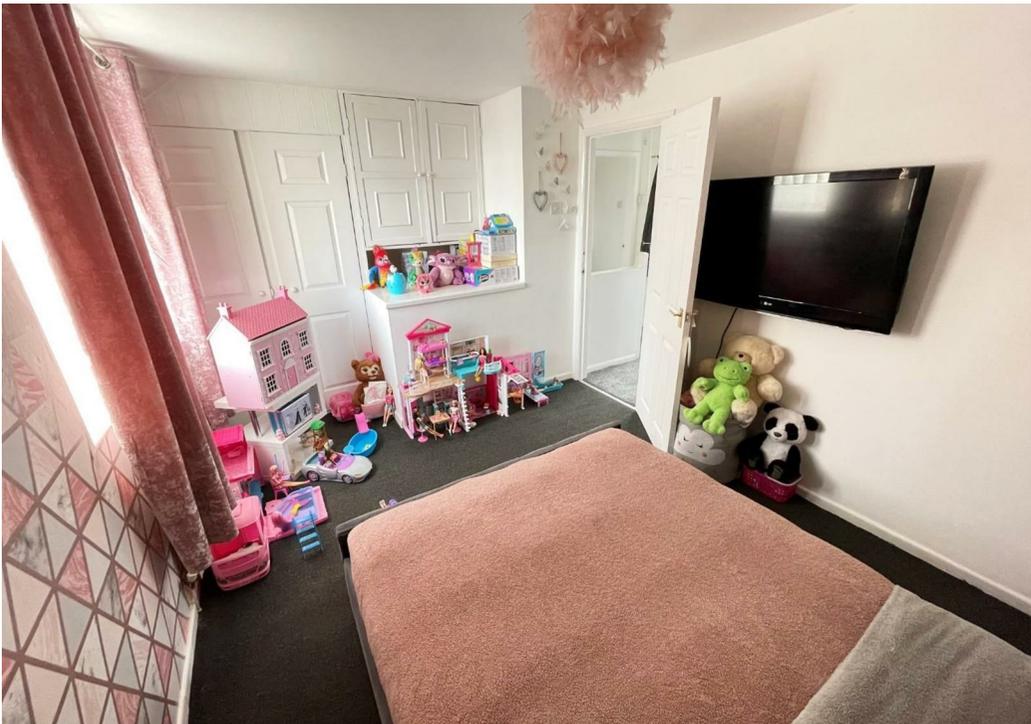
Fitted with a three piece suite comprising: panelled bath with dual taps and shower over, inset wash hand basin with chrome mixer tap and vanity cabinet below, low level WC, tiled splashback, uPVC double glazed window to the rear aspect, single radiator.

OUTSIDE

The property features a low maintenance, wall enclosed front garden, whilst the rear garden incorporates lawn and paved areas, with fenced boundaries and useful brick storage shed.

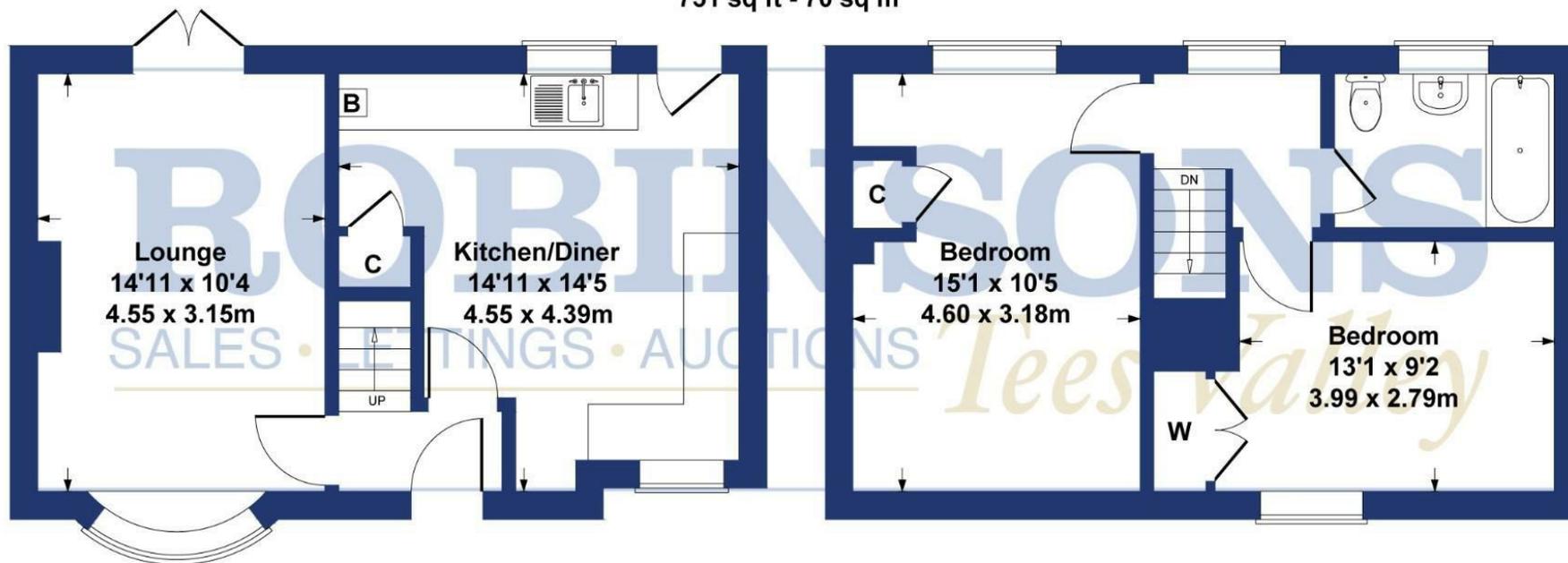
NB

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.



Falkirk Road

Approximate Gross Internal Area
751 sq ft - 70 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	70	
(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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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