



Kilmarnock Road, Owton Manor, TS25 3LA
2 Bed - House - End Terrace
£104,950

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

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Kilmarnock Road Owton Manor, TS25 3LA

*** GARAGE & CONSERVATORY EXTENSION *** A spacious two bedroom end terraced property offering well proportioned accommodation ideal for a first time buyer or young family, with the benefit of a garage and conservatory extension, alongside a generous rear garden. The home is warmed by gas central heating, features double glazing and briefly comprises: entrance hall with stairs to the first floor and access to the family lounge which includes an attractive feature fire surround, electric fire and patio doors to the conservatory extension. The kitchen is fitted with units to base and wall level and includes a free standing cooking range, the rear lobby gives access to the rear garden and a useful utility room. To the first floor are two good sized bedrooms and the bathroom which incorporates a three piece white suite. Externally is a low maintenance block paved front garden allowing ample off street parking, whilst leading to attached garage. The generous enclosed rear garden incorporates lawn and patio areas, with a useful timber storage shed included. Kilmarnock Road is located in a popular part of the Owton Manor estate, close to schools and amenities. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE HALL

Accessed via glazed entrance door, staircase to the first floor, fitted carpet, access to lounge and kitchen.

LOUNGE

15'2 x 10'4 (4.62m x 3.15m)

A generous family lounge with double glazed window to the front aspect, double glazed patio doors to the conservatory extension, attractive feature fire surround with 'coal' effect electric fire, coving to ceiling, television point, convector radiator.

CONSERVATORY

11'6 x 8'3 (3.51m x 2.51m)

Offering a pleasant transition between the home and garden with double glazed windows, glass roof and patio doors, tiled flooring.

KITCHEN

12'3 x 11'2 (3.73m x 3.40m)

Fitted with a range of 'oak' style units to base and wall level with contrasting roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for cooking range which is included in the asking price, with extractor hood over, recess for free standing fridge/freezer, three drawer unit to base level, 'slate' style tiled flooring, double glazed window to the front aspect, convector radiator, access to:

REAR LOBBY

Door to the rear garden, built-in storage, access to utility.

UTILITY ROOM

8'1 x 4'8 (2.46m x 1.42m)

Offering space for free standing appliances including plumbing for washing machine, under stairs storage area, double glazed window to the rear aspect.

FIRST FLOOR

LANDING

Double glazed window overlooking the rear garden, fitted carpet, access to:

BEDROOM 1

15'2 x 10'4 (4.62m x 3.15m)

A good sized master bedroom which offers a high degree of natural light with double glazed windows to the front and rear aspects, built-in storage cupboard, fitted carpet, single radiator.

BEDROOM 2

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

Double glazed window to the side aspect, fitted carpet, single radiator.

BATHROOM/WC

7'10 x 5'4 (2.39m x 1.63m)

Fitted with a three piece white suite comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, fitted carpet, double glazed window to the rear aspect, convector radiator.

OUTSIDE

The property features a low maintenance block paved front allowing ample off street parking, with brick boundary wall and double wrought iron gates. The generous rear garden incorporates lawn and patio areas with established borders offering privacy, whilst including a useful timber storage shed. The rear garden enjoys a predominantly westerly aspect, meaning it should prove to be a suntrap in the summer months.

ATTACHED GARAGE

16'5 x 10' (5.00m x 3.05m)

Accessed via remote controlled roller door to the front, lighting, power points, door from rear garden.

NB

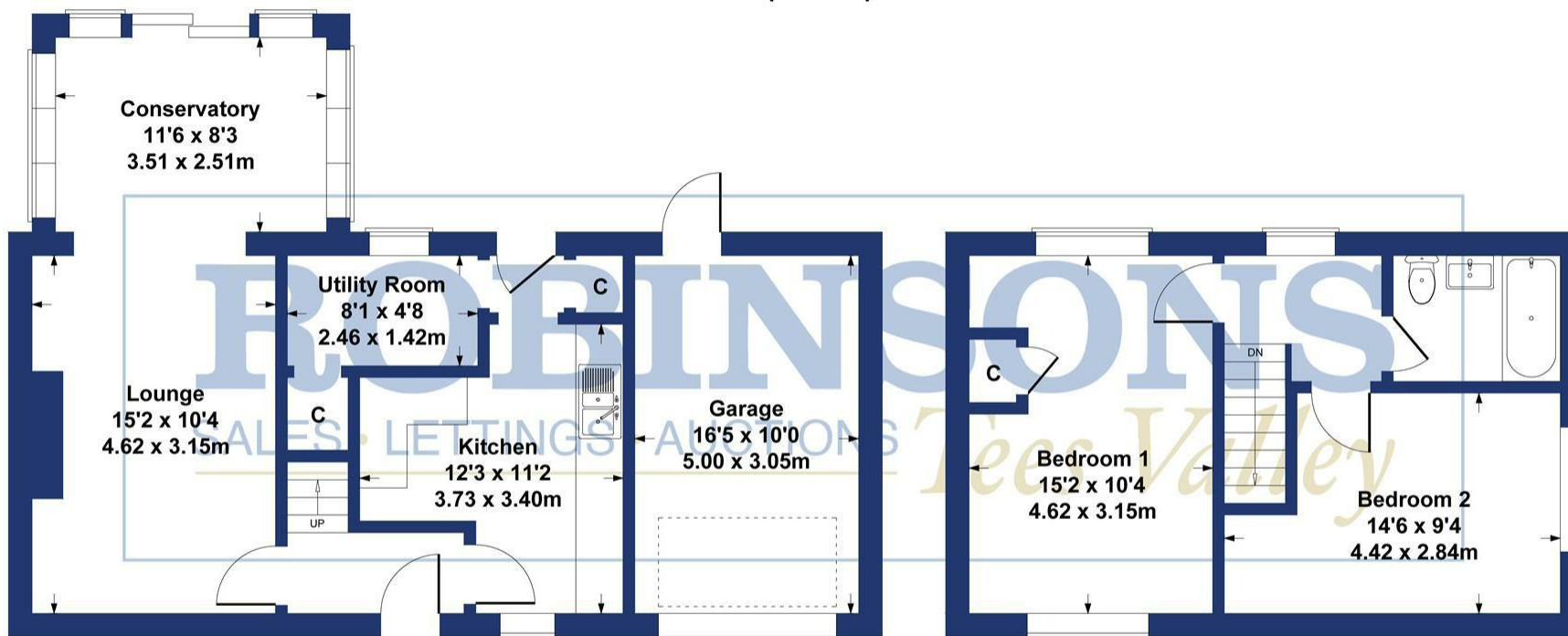
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Kilmarnock Road

Approximate Gross Internal Area
1019 sq ft - 95 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2022

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

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