



**Findlay Grove, Owton Manor, TS25 4DE**  
**2 Bed - House - Mid Terrace**  
**£55,000**

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

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*

# Findlay Grove, Owton Manor, TS25 4DE

## PUBLIC NOTICE

Robinsons are now in receipt of an offer for the sum of £53,500 for 11 Findlay Grove, Hartlepool, TS25 4DE. Anyone wishing to place an offer on this property should contact Robinsons, 106 York Road, Hartlepool, TS26 9DE 01429 891100 before exchange of contracts.

\*\*\* CHAIN FREE \*\*\* A spacious and well proportioned two bedroom mid terraced house situated in Owton Manor. Features include gas central heating and uPVC double glazing. Briefly comprising: entrance, open plan dining kitchen and lounge. To the first floor are two double bedrooms and a family bathroom. Externally is a lawned front garden enclosed by a brick boundary wall, whilst the spacious rear garden is mainly laid to lawn. EPC Rating: E

Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

## GROUND FLOOR

### ENTRANCE HALL

uPVC double glazed glass panelled door, staircase to first floor landing.

### DINING KITCHEN

15'2 x 14'7 (4.62m x 4.45m)

uPVC double glazed windows to front and rear, uPVC double glazed glass panelled door opening onto the rear garden; wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge and freezer, gas cooker point.

### LOUNGE

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

uPVC double glazed windows to front and rear, single radiator.

### FIRST FLOOR LANDING

uPVC double glazed window to rear, loft access.

### BEDROOM 1

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

uPVC double glazed window to front, radiator.

### BEDROOM 2

14'7 x 9'4 (4.45m x 2.84m)

uPVC double glazed window to rear, radiator.

### FAMILY BATHROOM/WC

Panelled bath with shower over, pedestal wash hand basin and low level WC.

### EXTERNALLY

To the rear is an enclosed garden which is mainly laid to lawn. The small front garden is also laid to lawn.

### NB 1

All services/appliances have not and will not be tested.

### NB 2

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.



Approximate Gross Internal Area  
774 sq ft - 72 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. 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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(02 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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