



Earn Walk, Owton Manor, TS25 4BJ
3 Bed - House - Mid Terrace
£69,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

***** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A deceptively spacious and well proportioned three bedroom terraced property. The home would make an ideal purchase for a buy to let investor, with an internal viewing recommended to appreciate the potential on offer. The accommodation features uPVC double glazing, gas central heating and secure burglar alarm system, whilst in brief the layout comprises: entrance porch through to the dining room with access into the kitchen. The rear hallway features stairs to the first floor and access to a useful utility area, the generous family lounge completes the ground floor accommodation. To the first floor are three good sized bedrooms which are served by the family bathroom. Externally, the property is set back with a pedestrian walkway to the front. The generous front garden features a large lawn, whilst the rear courtyard should prove to be low maintenance with useful brick outhouse and double gates with potential for off street parking. Earn Walk is located in the Owton Manor area of Hartlepool close to both schools and amenities.





GROUND FLOOR

ENTRANCE PORCH

8'6 x 3'1 (2.59m x 0.94m)

Accessed via double glazed entrance door, uPVC double glazed side screen, PVC panelling to ceiling, door to dining room with glazed inserts.

DINING ROOM

10'2 x 9'4 (3.10m x 2.84m)

Modern laminate flooring, uPVC double glazed window to the front aspect, dado rail, convector radiator, archway to kitchen.

KITCHEN

8'6 x 8'3 (2.59m x 2.51m)

Fitted with units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with dual taps, recess for cooker, tiling to splashback, space for additional free standing appliances, uPVC double glazed window to the rear aspect, laminate flooring, built-in storage cupboard, access to inner hallway.

INNER HALLWAY

Double glazed composite rear door, stairs to the first floor, under stairs storage cupboard, laminate flooring, convector radiator, access to lounge and utility/cloaks area.

LOUNGE

14'7 x 12'2 (4.45m x 3.71m)

A generous family lounge with a large uPVC double glazed window to the front aspect, feature fire surround with 'marble' style back and base, dado rail with matching coving, convector radiator.

UTILITY AREA

5'6 x 3'10 (1.68m x 1.17m)

Fitted worktop with space below for appliance, single unit to base level.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, useful storage cupboard with gas central heating boiler.

BEDROOM 1

12'5 x 10'6 (3.78m x 3.20m)

A good sized master bedroom with uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

BEDROOM 2

12'3 x 9'6 (3.73m x 2.90m)

Useful storage cupboard ideal for use as a wardrobe, uPVC double glazed window to the front aspect, convector radiator.

BEDROOM 3

9'7 x 7'2 (2.92m x 2.18m)

uPVC double glazed window to the rear aspect, built-in storage cupboard ideal for use as a wardrobe with fitted hanging rail, fitted carpet, convector radiator.

BATHROOM/WC

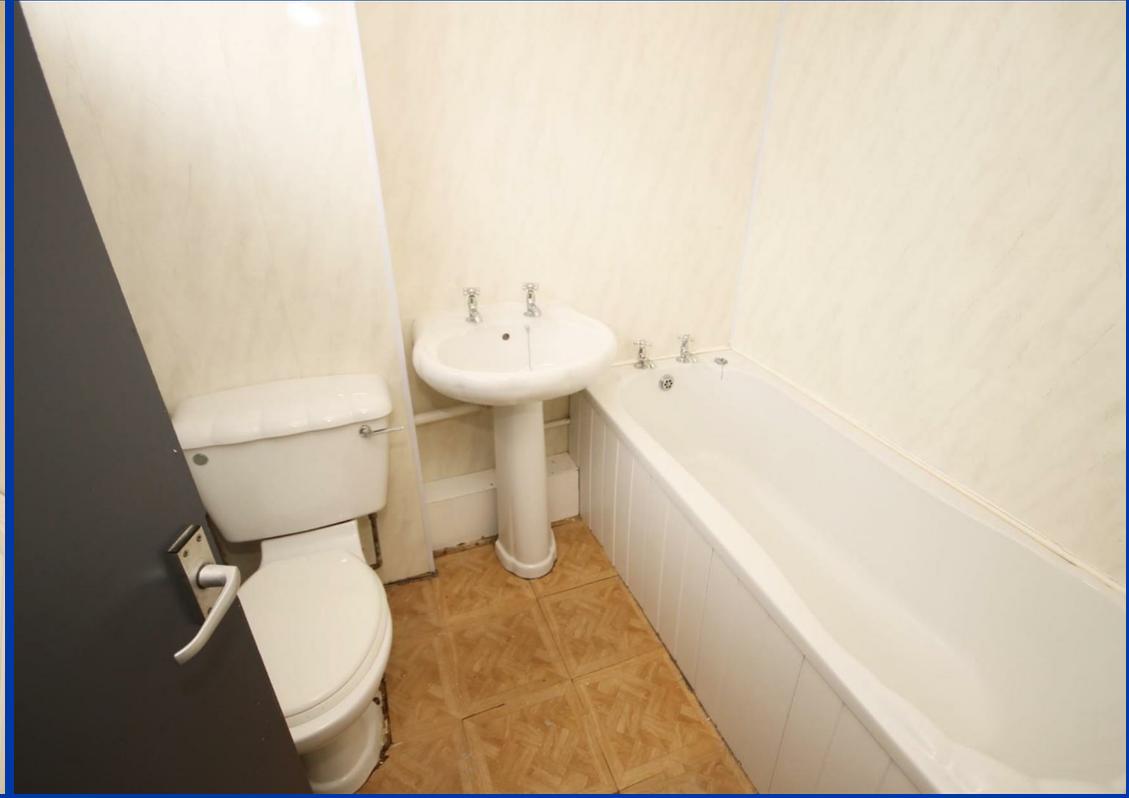
6'1 x 5'7 (1.85m x 1.70m)

Fitted with a three piece white suite comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, PVC panelling to splashback and ceiling, uPVC double glazed window to the rear aspect, convector radiator.

OUTSIDE

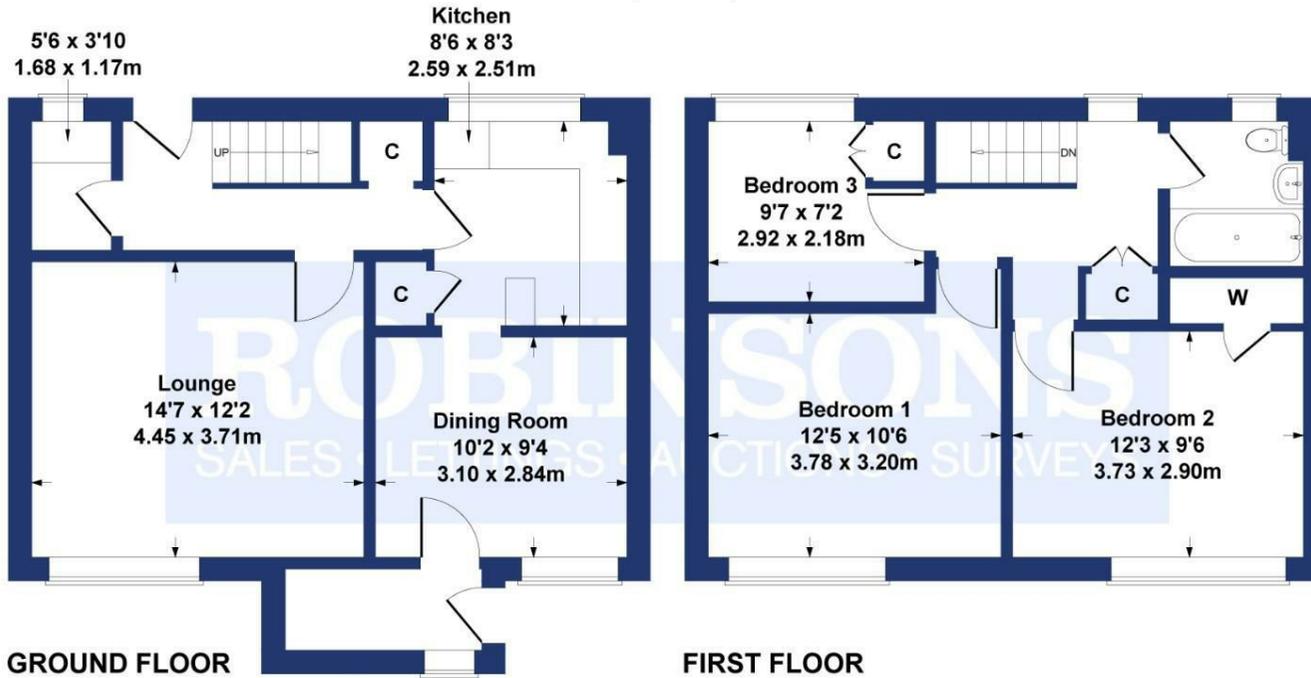
The property is set back with a pedestrian walkway to the front. The front garden is predominantly lawned with a paved path to the property. To the rear is an enclosed 'courtyard' style garden which is paved for low maintenance with useful brick outhouse, gated access and additional double gates with potential for off street parking.





Earn Walk

Approximate Gross Internal Area
954 sq ft - 87 sq m



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. 2021

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		64	78
EU Directive 2002/91/EC			

