



King Oswy Drive, TS24 9PD
2 Bed - House - Semi-Detached
£69,950

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King Oswy Drive, TS24 9PD

**** WOULD MAKE AN IDEAL FIRST PURCHASE **** A superb two bedroom end terraced house which benefits from a south facing rear garden. It is located in a sought after residential area and has local shopping facilities and schools within strolling distance. Features include gas central heating with radiators to all rooms via a combination boiler, has uPVC double glazing throughout and has solar panels. The floorplan briefly comprises: entrance vestibule with staircase to first floor, pleasant lounge with solid oak flooring, good sized kitchen which has been fitted with modern 'light oak shaker' style units, this in turn leads to a useful utility room and cloakroom/WC which has a white suite. Located to the first floor are two double bedrooms and a bathroom/WC which has a mains fed shower unit over the bath. Externally are easily managed gardens to front and rear. The front garden is enclosed by a brick boundary wall and has a pebbled area. The enclosed rear garden enjoys a high degree of privacy and benefits from a southerly aspect. It is laid mainly to lawn with gated access to side, garden tap and external store.

GROUND FLOOR

ENTRANCE VESTIBULE

uPVC double glazed entrance door, staircase to first floor, solid oak flooring.

LOUNGE (front)

10'6 x 16'10 into alcove, overall (3.20m x 5.13m into alcove, overall)

Chimney breast wall with insert for fire and oak mantle, solid oak flooring.

FITTED KITCHEN

8'5 x 14'10 max dimensions (2.57m x 4.52m max dimensions)

Fitted with a range of modern 'light oak shaker' style base, wall and drawer units with chrome rod handles, 'marble' effect working surfaces incorporating inset ceramic one and a half single drainer sink unit with mixer tap, space for cooker with gas cooker point, tiling to splashback, under stairs storage cupboard housing wall mounted Potterton gas combination boiler.

UTILITY ROOM

5'8 x 5'4 overall (1.73m x 1.63m overall)

'Marble' effect working surface with plumbing for automatic washing machine below, uPVC double glazed door to rear garden.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with tiling to splashback, close coupled WC on a macerator system.

FIRST FLOOR

LANDING

Large loft hatch which is accessed via a wooden fold down ladder, has electric light fitting and a boarded floor area.

BEDROOM 1 (front)

7'8 x 7'1 incl robe depth, overall (2.34m x 2.16m incl robe depth, overall)

Fitted mirror fronted sliding wardrobes to one wall, built-in storage cupboard.

BEDROOM 2 (rear)

8'6 x 12'9 overall (2.59m x 3.89m overall)

BATHROOM/WC

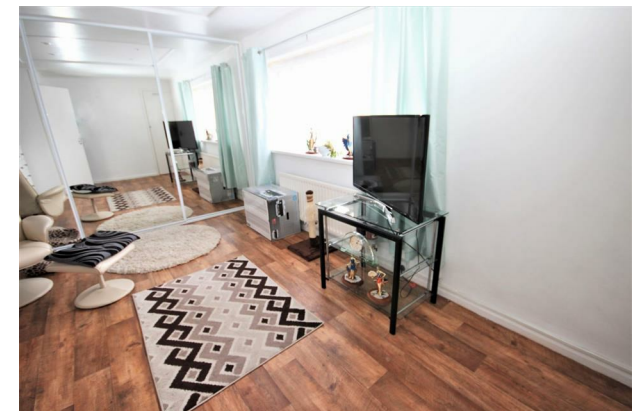
Fitted with a three piece white suite comprising: specialist bath with ease of access door, chrome mains shower fitting over, pedestal wash hand basin, close coupled WC, modern PVC panelling to splashback with tiling to remaining walls.

OUTSIDE

The property has easily managed gardens to front and rear. The front garden is enclosed by a brick boundary wall and has a pebbled area with a wrought iron gate giving access to the property. The enclosed rear garden enjoys a high degree of privacy as it is not directly overlooked and has a southerly aspect which should be a suntrap in the summer months. It has a lawn and patio area, planted border, external store, garden tap, gated access to side.

NB

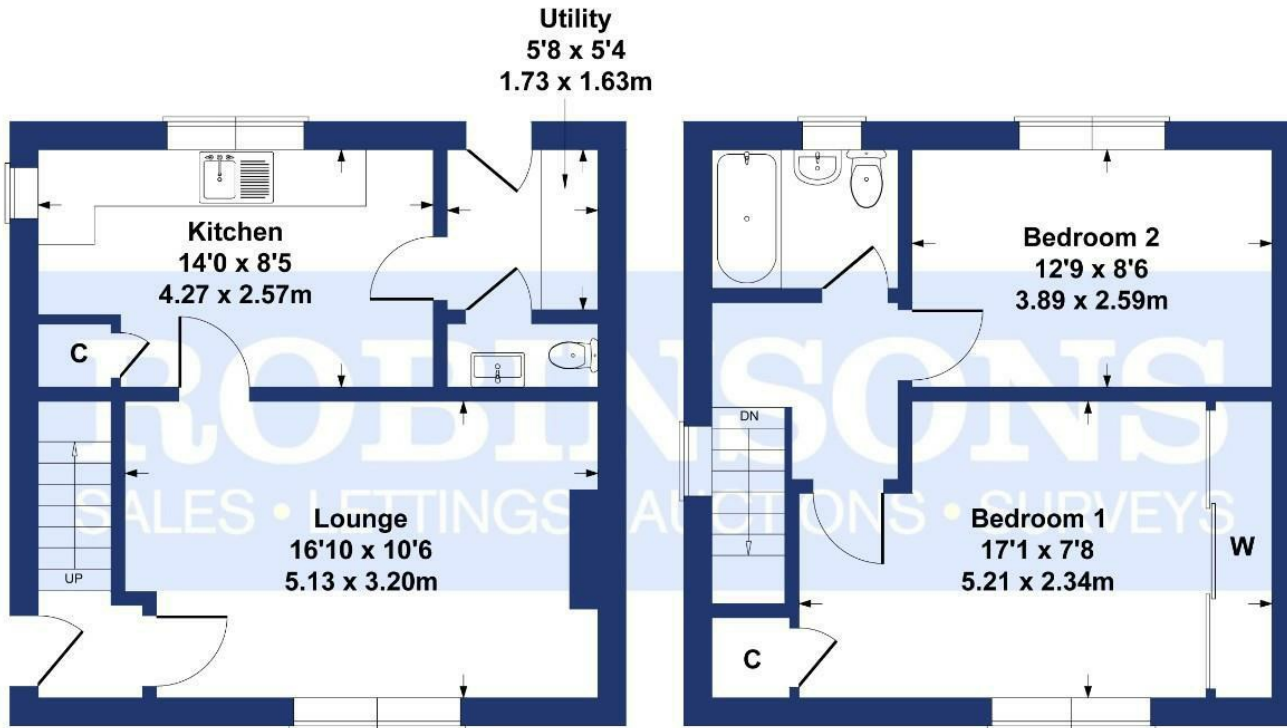
Solar panels are owned and on a payment scheme, details to be given to a bone fide purchaser.





King Oswy Drive Hartlepool

Approximate Gross Internal Area
770 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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	91
(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

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