



Wynyard Road, Owton Manor, TS25 3LH
2 Bed - House - End Terrace
£84,500

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**** WAS £87,500 ** RECENTLY IMPROVED ** INTERNAL VIEWING COMES HIGHLY RECOMMENDED **** An impressive two bedroom end terraced house which could be offered for sale with **NO UPPER CHAIN**. The property benefits from off street car parking, with the garage being converted into a large utility room and store. This could be converted back to a garage at no great cost. The home is warmed by gas central heating via a combination boiler and has uPVC double glazing. This good sized property would make an ideal first purchase/suit young families, etc. and briefly comprises: large entrance porch, entrance vestibule, spacious lounge with French doors leading to the rear garden, delightful kitchen/diner which has been fitted with 'medium oak' style units and includes a built-in oven, hob and extractor and has enough space to accommodate a dining table and chairs, utility room and walk-in store, both having French doors to front and rear elevations, two double bedrooms which could include free standing bedroom furniture, and to complete the accommodation is a modern bathroom/WC which has a white suite. Externally, to the front of the property is an easily managed garden and driveway, whilst to the rear of the property is a good sized garden which has lawn and patio areas and includes a large timber built shed. Fitted carpets, blinds and C.C.T.V. are included in the asking price.







GROUND FLOOR

ENTRANCE PORCH

Composite entrance door with double glazed inserts, tiling to floor, composite door with double glazed inserts to:

ENTRANCE VESTIBULE

Staircase to first floor, archway to kitchen, door to:

THROUGH LOUNGE

15'1 x 10'4 into alcove, overall (4.60m x 3.15m into alcove, overall)

Rustic brick fireplace with polished wood mantel, flicker flame electric fire, uPVC double glazed French doors to rear garden.

KITCHEN/DINER

15' x 11'3 max dimensions (4.57m x 3.43m max dimensions)

Fitted with an excellent range of 'medium oak' style base and wall units with 'marble' effect working surfaces incorporating inset one and a half single drainer stainless steel sink unit with mixer tap, built-in four ring gas hob with built-in electric oven below, canopy housing illuminated extractor fan above, complementing tiling to splashback, under stairs storage cupboard, wall mounted Potterton gas fired combination boiler, composite door to:

UTILITY ROOM

'Marble' effect working surface with 'shaker oak' style storage cupboard below, space for appliances with plumbing for automatic washing machine, uPVC double glazed French doors to rear garden, walkway to: WALK-IN STORE: fitted 'oak shaker' style storage cupboards, uPVC double glazed French doors to front driveway.

FIRST FLOOR

LANDING

Hatch to a partly boarded loft space.

BEDROOM 1 (through room)

15'1 x 10'4 max dimensions (4.60m x 3.15m max dimensions)

Free standing sliding wardrobes with free standing bedside units with storage cupboards above could possibly be included in the sale, built-in shelved storage cupboard with double opening doors.

BEDROOM 2 (side)

9'5 x 11'5 plus 4' x 3'3 overall (2.87m x 3.48m plus 1.22m x 0.99m overall)

Free standing wardrobes and matching drawer unit with bedside unit could be included in the sale, built-in storage cupboard over stair head with double opening doors.

BATHROOM/WC

Recently refitted with a three piece white suite comprising: 'P' shaped panelled bath with mixer tap and shower attachment, 'vanity' style sink unit with mixer tap, white 'gloss' style storage cupboard below, close coupled WC, modern PVC panelling to walls.

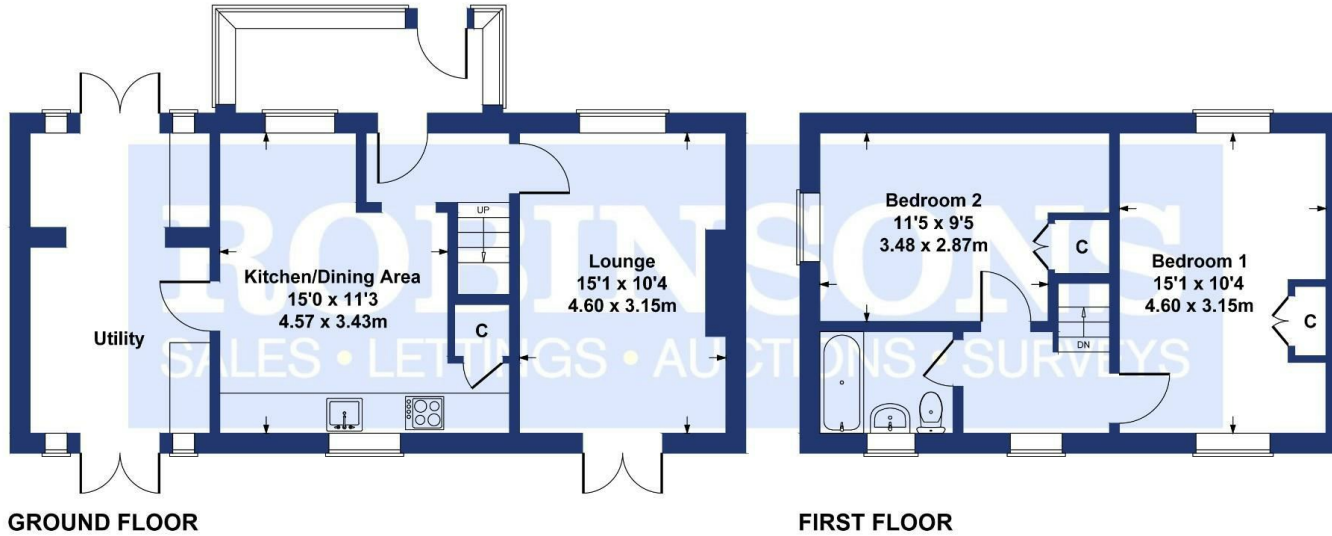
OUTSIDE

The front garden is enclosed by a brick boundary wall with wrought iron railings and matching personal gate and has been block paved for ease of maintenance. A matching driveway provides off street car parking. The good sized rear garden has a lawn and patio areas with a large timber garden shed included.



Wynyard Road Hartlepool

Approximate Gross Internal Area
967 sq ft - 90 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.

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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		
		83
	68	
England & Wales	EU Directive 2002/91/EC	

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.

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