



***** SOLD WITH LONG TERM TENANT ***** An ideal purchase for a buy to let investor, we are pleased to offer for sale this spacious **THREE BEDROOM** mid terraced property, located in a popular part of the Owton Manor Estate. The home offers accommodation enhanced by a double storey extension, features **TWO RECEPTION ROOMS** and a spacious kitchen/diner. Other benefits include gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: entrance porch, through to the hall which incorporates stairs to the first floor and access to the spacious lounge which in turn leads through to the rear reception room. The kitchen/diner is fitted with a range of units to base and wall level with a built-in oven, hob and extractor. To the first floor are three good size bedrooms and the family bathroom which is fitted with a three piece white suite. Externally is lawned front garden and **SOUTH FACING** rear garden. Heriot Grove is located off Highland Road via Owton Manor Lane.

Heriot Grove, Hartlepool, TS25 3JH

3 Bedroom - House - Mid Terrace

£89,950

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



Heriot Grove, Hartlepool, TS25 3JH

 **SMITH & FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE PORCH

5'7 x 2'4 (1.70m x 0.71m)

Accessed via uPVC double glazed entrance door, uPVC double glazed window, 'laminated' effect vinyl flooring, internal uPVC double glazed door to the hall.



ENTRANCE HALL

Stairs to the first floor, fitted carpet, access to lounge and kitchen.



LOUNGE

15'5 x 10'5 (4.70m x 3.18m)

uPVC double glazed bow window to the front aspect, additional uPVC double glazed window to the rear aspect, fire surround, fitted carpet, double radiator.



RECEPTION ROOM

9'4 x 8'9 (2.84m x 2.67m)

uPVC double glazed French doors to the rear garden, storage cupboard, fitted carpet, double radiator.

KITCHEN/DINER

14'5 x 13'9 (4.39m x 4.19m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor over, tiling to splashback, recess with plumbing for washing machine, recess for free standing fridge/freezer, two uPVC double glazed windows, uPVC double glazed door to the rear garden, under stairs storage cupboard, 'laminated' effect vinyl flooring, single radiator.



FIRST FLOOR

LANDING

Access to three bedrooms, bathroom, fitted carpet, hatch to loft space.

BEDROOM ONE

15'1 x 10'5 (4.60m x 3.18m)

A good size master bedroom with uPVC double glazed window to the rear aspect, built-in storage cupboard, fitted carpet, single radiator.

BEDROOM TWO

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

uPVC double glazed window to the front aspect, fitted carpet, single radiator.

BEDROOM THREE

9'4 x 8'9 (2.84m x 2.67m)

uPVC double glazed window to the rear aspect, fitted carpet, double radiator.



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FAMILY BATHROOM/WC
7'10 x 5'5 (2.39m x 1.65m)

Fitted with a modern three piece white suite comprising: panelled bath with dual taps and electric shower over, circular wash hand basin with mixer tap and vanity cabinet below, close coupled WC, tiling to walls, uPVC double glazed window to the rear aspect, extractor fan, chrome heated towel radiator.

EXTERNALLY

To the front of the property is lawned garden, with a SOUTH FACING garden to the rear.

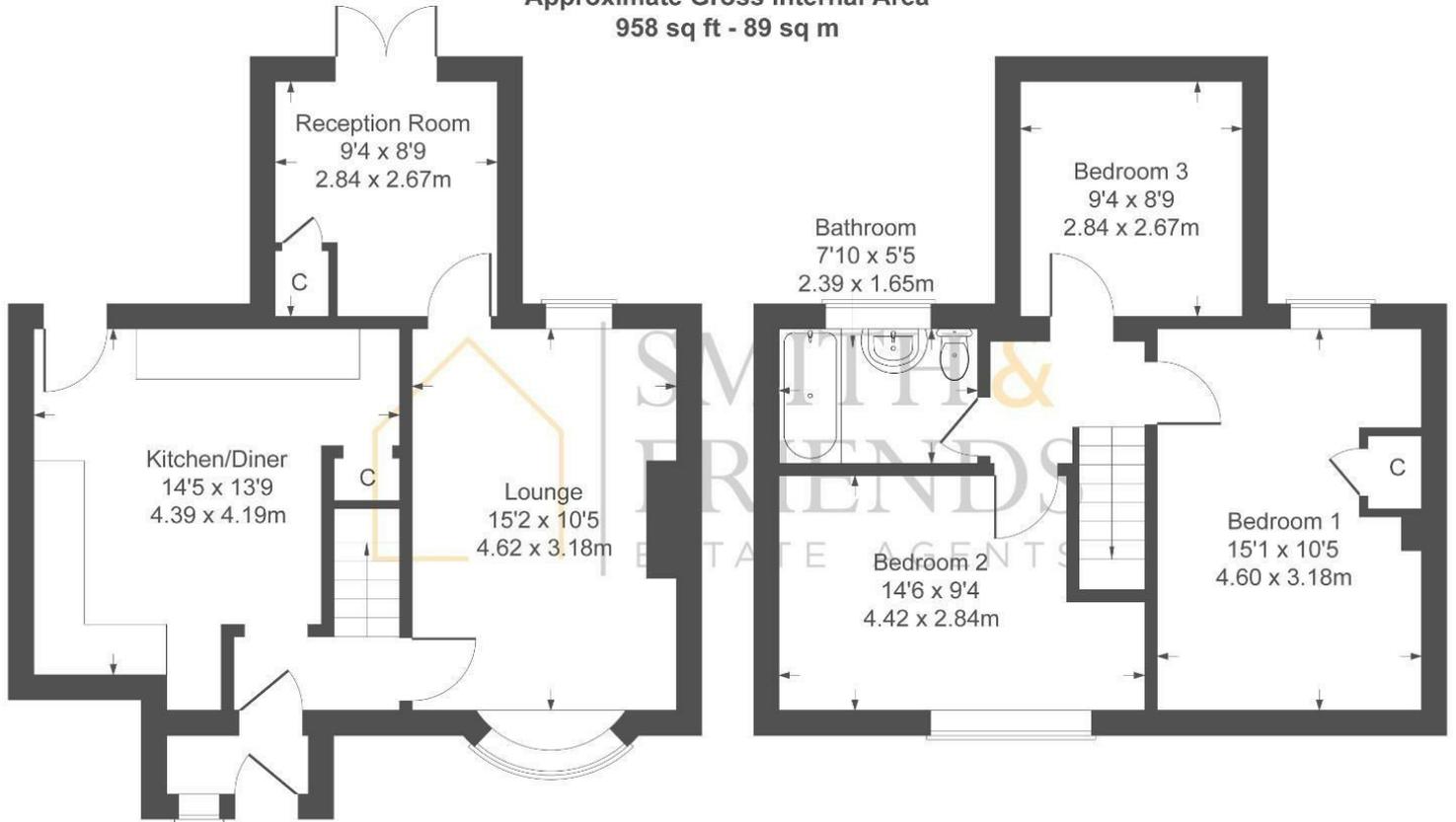
NB

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.



Heriot Grove

Approximate Gross Internal Area
958 sq ft - 89 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents 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		68	77
(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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