



Irvine Road, Owton Manor, TS25 3HS
3 Bed - House - End Terrace
£140,000

EPC Rating: D
Tenure: Freehold
Council Tax Band: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Irvine Road

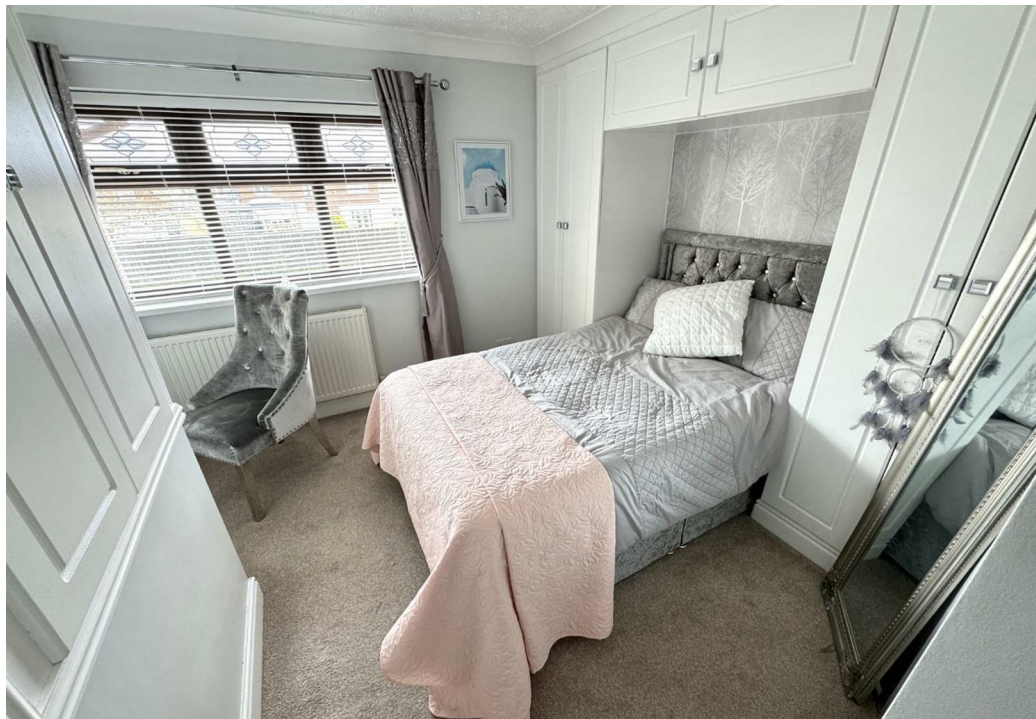
Owton Manor Hartlepool TS25 3HS

A beautifully upgraded THREE BEDROOM end terraced property offering cleverly reworked and upgraded accommodation, with a stunning kitchen and impressive bathroom. The home would make an ideal purchase for family requirements, with lounge, garden room, generous workshop and large attic room. An internal viewing comes highly recommended, with further benefits including gas central heating, uPVC double glazing, useful off street parking and good size rear garden. The internal layout comprises: entrance porch through to the entrance hall with stairs to the first floor, useful cloak area and access to a pleasant family lounge with attractive feature fire surround and electric fire. The stunning open plan kitchen/diner offers an ideal place for entertaining family and friends. The kitchen area incorporates a superb range of units and includes a useful breakfast bar area, whilst the dining area leads directly into the garden room extension. The rear passage/utility area leads to a large workshop offering ample storage and a variety of uses. To the first floor are three good size bedrooms, all with built-in wardrobes, they are served by the family bathroom which features a three piece suite, chrome fittings and separate WC. Externally is a low maintenance front garden, with double wrought iron gates opening to a block paved driveway allowing useful off street parking. The generous rear garden features lawn and patio areas, with useful storage shed included. The home is well situated on Irvine Road, to the rear of Retford Grove and within a short stroll of Fens Primary School and amenities at Fens shops. VIEWING RECOMMENDED.











GROUND FLOOR

ENTRANCE PORCH

11'4 x 2'5 (3.45m x 0.74m)

Accessed via uPVC double glazed entrance door, two uPVC double glazed windows, modern laminate flooring, upgraded internal door to:

ENTRANCE HALL

11'9 x 4' (3.58m x 1.22m)

Stairs to the first floor, recessed seating/cloaks area with uPVC double glazed window to the front aspect, fitted carpet, coving and inset spotlighting to ceiling, convector radiator.

FAMILY LOUNGE

12'1 x 13'1 (3.68m x 3.99m)

A good sized family lounge with uPVC double glazed bow window to the front aspect, attractive feature fire surround with electric fire, fitted carpet, coving to ceiling, television point, convector radiator.

KITCHEN/DINING ROOM

24'6 x 7'5 (7.47m x 2.26m)

KITCHEN AREA

Fitted with a quality range of units to base and wall level with brushed stainless steel handles and complementing 'granite' effect work surfaces incorporating an inset one and a half bowl ceramic sink unit with chrome mixer tap, built-in electric oven with four ring hob above and extractor hood over, white 'brick' style tiling to splashback, recess for 'American' style fridge/freezer, recess with plumbing for dishwasher, attractive tiled flooring, coving and inset spotlighting to ceiling, uPVC double glazed window to the rear aspect, useful breakfast bar area, under stairs storage cupboard, uPVC double glazed door to the rear lobby.

DINING AREA

uPVC double glazed French doors with matching side screens into the garden room extension, matching tiled flooring, coving to ceiling, modern wall mounted vertical radiator.

GARDEN ROOM EXTENSION

9'5 x 8'10 (2.87m x 2.69m)

Currently used as an additional seating area, with uPVC double glazed French doors to the rear garden, uPVC double glazed windows, vaulted ceiling with inset spotlighting, modern laminate flooring, wall mounted vertical radiator.

REAR PASSAGE/UTILITY AREA

4' x 5' (1.22m x 1.52m)

uPVC double glazed door to the rear garden, integral door to workshop.

USEFUL WORKSHOP

7'3 x 14'7 (2.21m x 4.45m)

Offering ample built-in storage, uPVC double glazed access door to the front, lighting and power points.

FIRST FLOOR: LANDING

uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, modern radiator, hatch to attic room.

ATTIC ROOM

17'5 x 8'8 (5.31m x 2.64m)

Offering a variety of uses, with pull down access ladder, double glazed Velux window to the rear aspect, fitted carpet, eaves storage, light, power points, gas central heating boiler.

BEDROOM ONE

10'2 x 9'6 (3.10m x 2.90m)

A good sized master bedroom which features wall to wall wardrobes, uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, convector radiator.

BEDROOM TWO

11'9 x 9'3 (3.58m x 2.82m)

uPVC double glazed window to the front aspect, fitted wardrobes with bed recess and overhead storage space, fitted carpet, coving to ceiling, convector radiator, additional over stairs storage.

BEDROOM THREE

9'7 x 11'4 (2.92m x 3.45m)

uPVC double glazed window overlooking the rear garden, built-in wardrobes with bed recess and overhead storage, fitted carpet, coving to ceiling, convector radiator.

FAMILY BATHROOM

5'3 x 8'4 (1.60m x 2.54m)

Fitted with a modern three piece suite and chrome fittings comprising: panelled bath with chrome mixer tap, corner shower cubicle with chrome frame, twin glass panelled sliding doors and electric shower, inset wash hand basin with chrome mixer tap and white gloss vanity cabinets below, attractive tiling to walls and flooring, uPVC double glazed window to the rear aspect, extractor fan, coving to ceiling, chrome heated towel radiator.

SEPARATE WC

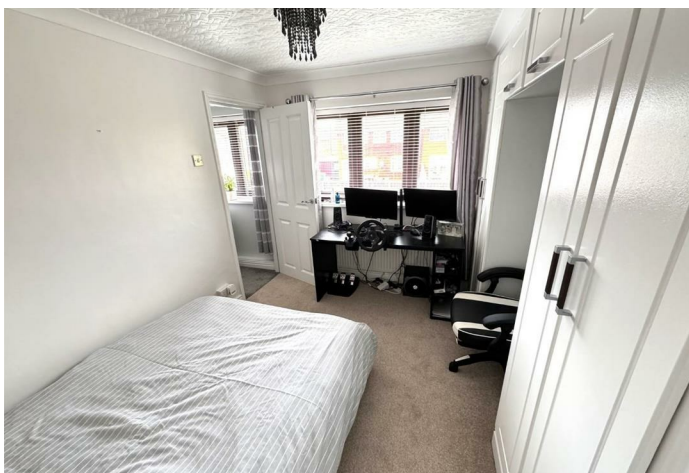
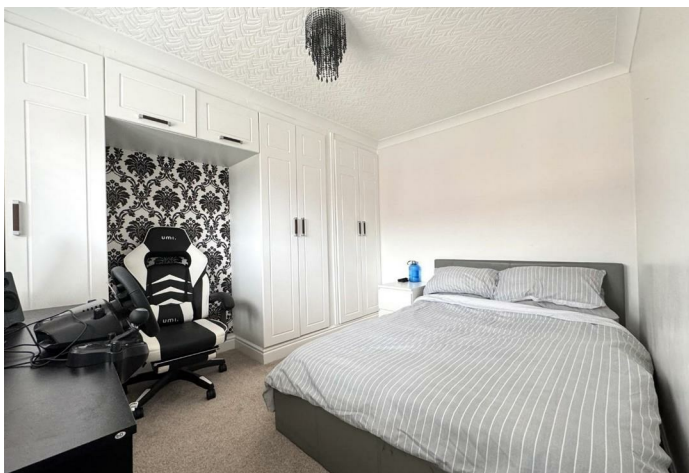
Fitted with a low level WC in white with matching tiling to walls and flooring, uPVC double glazed window to the rear aspect.

EXTERNALLY

The property features a low maintenance front enclosed by a brick boundary wall with wrought iron gate. A further set of double wrought iron gates open to a block paved driveway allowing useful off street parking. The enclosed rear garden is generous in size, with block paved patio area, lawned areas, with fenced boundaries and useful storage shed included.

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.



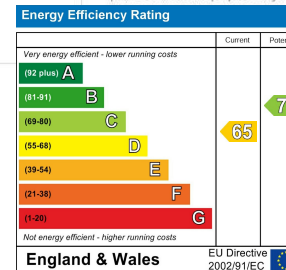




Approximate total area⁽¹⁾
1190.68 ft²
110.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is 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. Smith & Friends Estate Agents 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.

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