



**Inglefield, Owton Grange, TS25 1RN**  
**3 Bed - House - Mid Terrace**  
**£140,000**

**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: B**



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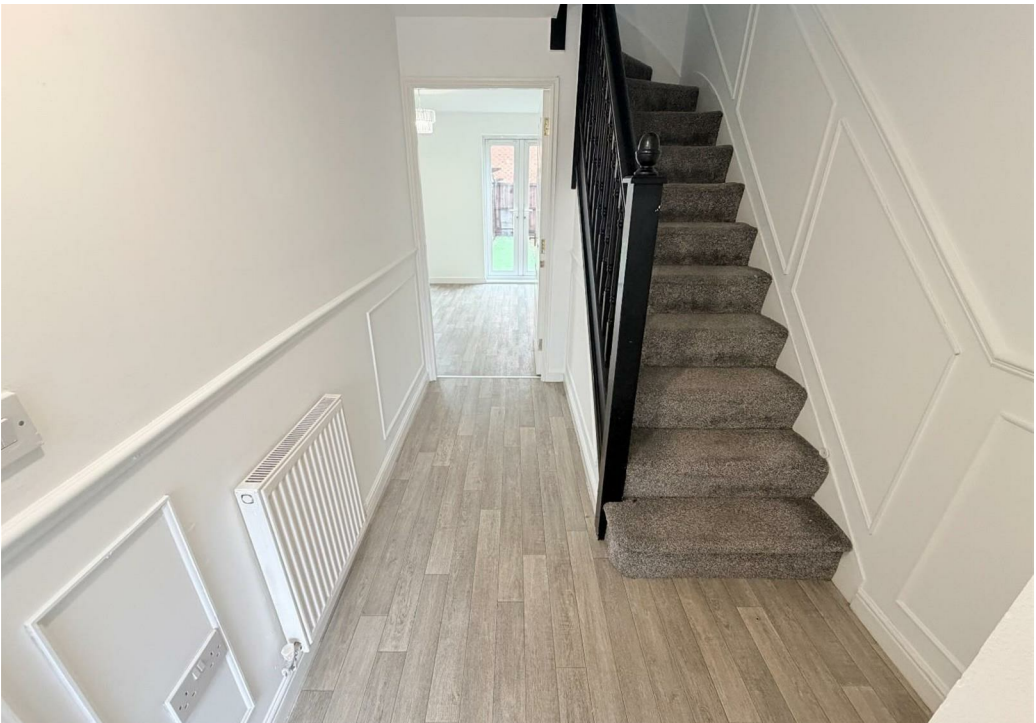
# Inglefield

## Owton Grange Hartlepool TS25 1RN

\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A pleasantly positioned three bedroom mid terraced property which is set back on the modern Owton Grange development. The home offers accommodation ideal for a first time buyer or young family with neutral decor and features uPVC double glazing and gas central heating. The full layout comprises: entrance hall with stairs to the first floor, useful guest cloakroom/WC, generous rear lounge with two sets of French doors to the rear garden, kitchen/diner, three bedrooms, master with en-suite shower room, and the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front, with garage and driveway adjacent. The enclosed rear garden has patio, artificial turf and pergola. Inglefield is situated within close proximity of schools and amenities, whilst offering quick commuting to and from Hartlepool and the surrounding area.

















## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed entrance door with spyhole, 'laminate' effect vinyl flooring, spindled staircase to the first floor with newel post and fitted carpet, convactor radiator, access to:

### GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: corner wash hand basin with dual taps and tiled splashback, low level WC, 'laminate' effect vinyl flooring, extractor fan, convactor radiator.

### REAR LOUNGE

11'11 x 14'10 (3.63m x 4.52m)

A good size lounge which incorporates two sets of uPVC double glazed French doors to the rear garden, useful under stairs storage cupboard, 'laminate' effect vinyl flooring, television point, two convactor radiators.

### KITCHEN/DINER

15'1 x 8'1 (4.60m x 2.46m)

Fitted with a range of units to base and wall level with 'granite' effect work surfaces in an 'L' shaped layout incorporating an inset single drainer sink with mixer tap, built-in electric oven with four ring gas hob above, both finished in brushed stainless steel, with extractor hood over, tiling to splashback, recess for washing machine, recess for dishwasher, space for free standing fridge/freezer, concealed combi boiler, uPVC double glazed window to the front aspect, 'laminate' effect vinyl flooring, convactor radiator.

## FIRST FLOOR

### LANDING

Built-in storage cupboard, fitted carpet, hatch to loft space, convactor radiator.

### BEDROOM ONE

10' x 11'10 (3.05m x 3.61m)

A good size master bedroom with two uPVC double glazed windows overlooking the rear garden, television point, fitted carpet, convactor radiator.

### EN-SUITE SHOWER ROOM/WC

8'2 x 2'9 (2.49m x 0.84m)

Fitted with a three piece suite comprising: single shower cubicle with electric shower, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, being full height to shower level, 'laminate' effect vinyl flooring, uPVC double glazed frosted window to the rear aspect, extractor fan, convactor radiator.

### BEDROOM TWO

10'9 x 7'11 (3.28m x 2.41m)

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

### BEDROOM THREE

9'2 x 6'6 (2.79m x 1.98m)

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

### FAMILY BATHROOM/WC

5'10 x 7'11 (1.78m x 2.41m)

Fitted with a three piece white suite and chrome fittings comprising: 'P' shaped panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, 'laminate' effect vinyl flooring, extractor fan, wall mounted mirror fronted vanity cabinet, convactor radiator.

### EXTERNALLY

The property occupies a set back position on Inglefield, with a driveway in front of the garage providing useful off street parking. The enclosed rear garden should prove to be low maintenance with artificial turf, patio area, pergola, fenced boundaries and gated access.

### GARAGE

16'8 x 8'10 (5.08m x 2.69m )

Located central in a block of three, with up and over access door.

### NB

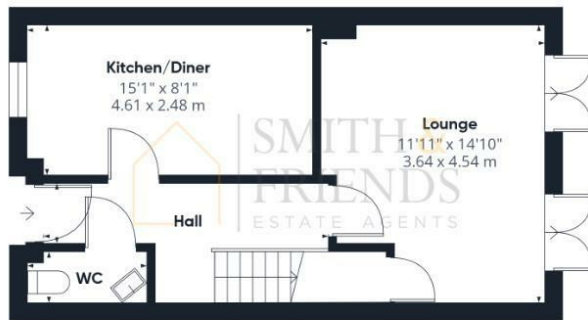
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.











Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

760 ft<sup>2</sup>  
70.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 78      | 83        |
| EU Directive 2002/91/EC                     |         |           |

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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