



**Owton Manor Lane, TS25 3AB**  
**2 Bed - Bungalow - Detached**  
**Offers In Excess Of £185,000**

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



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\*\*\* NO CHAIN INVOLVED \*\*\* A two bedroom detached bungalow occupying a mature plot which is in the region of a quarter of an acre. The bungalow is warmed by gas central heating and has uPVC double glazing. Briefly comprising: entrance vestibule, long entrance hall, large extended lounge/dining room, kitchen/breakfast room, two bedrooms and shower room. Externally, located to the front is an enclosed garden, with a driveway providing off street parking. The extensive rear garden is laid mainly to lawn and provides a good degree of privacy. This bungalow is located towards the bottom part of Owton Manor Lane amongst similar desirable properties. The property has been extended and provides versatile living accommodation which is deceptively spacious in size and also provides further extension potential, subject to the usual consents.

ENTRANCE VESTIBULE

2'4 x 3'8 (0.71m x 1.12m)

ENTRANCE HALLWAY

17'7 x 3'11 (5.36m x 1.19m)

LOUNGE

13'1 x 13' (3.99m x 3.96m)

DINING ROOM EXTENSION

13'9 x 12'6 (4.19m x 3.81m)

KITCHEN

12' x 13'8 (3.66m x 4.17m)

BEDROOM ONE

12'11 x 12'10 (3.94m x 3.91m)

BEDROOM TWO

13' x 8'11 (3.96m x 2.72m)

BATHROOM

6'5 x 7'10 (1.96m x 2.39m)

NB 1

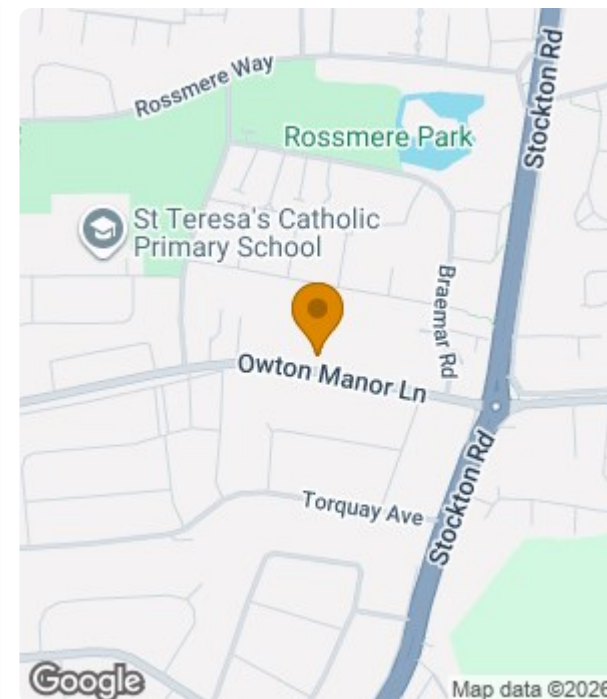
All services/appliances have not and will not be tested.

NB 2

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.



| 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 |                            |           |
| England & Wales                             | EU Directive<br>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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