



NO CHAIN INVOLVED - A 2 bed detached bungalow which occupies a mature plot which is in the region of a 1/4 of an acre. The bungalow is warmed by gas CH and has uPVC DG. Briefly comprising: entrance vestibule with, long entrance hall, large extended lounge/dining room, kitchen/breakfast room , 2 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.

Owton Manor Lane, Hartlepool, TS25 3AB
2 Bed - House
Chain Free £185,000
EPC Rating:
Council Tax Band: D
Tenure: Freehold



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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, conveyancing and removal 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		
(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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