



Owton Close, TS25 3AD  
3 Bed - House - Semi-Detached  
£165,000

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

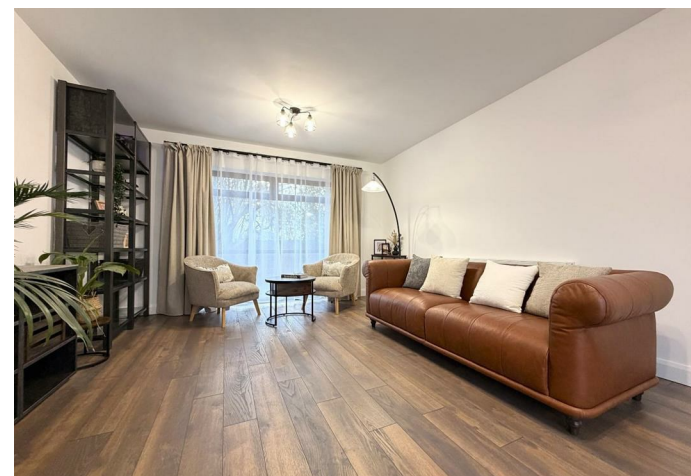
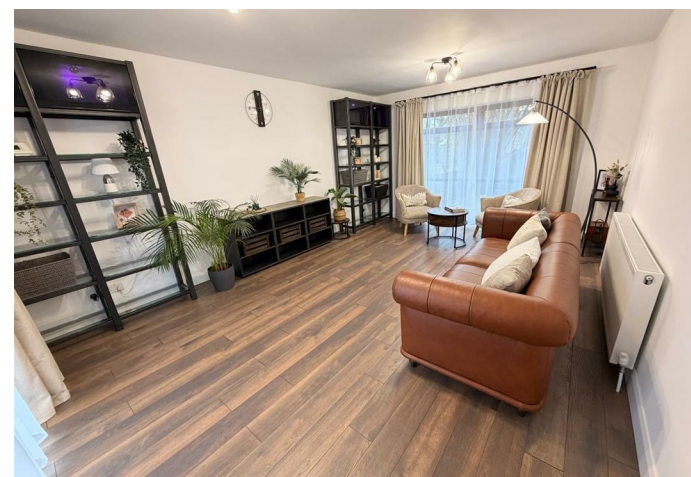


**SMITH &  
FRIENDS**  
ESTATE AGENTS



## Owton Close Hartlepool, TS25 3AD

\*\*\* NO CHAIN INVOLVED \*\*\* A beautifully refurbished and upgraded THREE BEDROOM semi-detached property, set back on Owton Close in a small cul-de-sac. The home features a stunning refitted kitchen and bathroom, whilst further benefitting from neutral decor, new flooring, upgraded internal doors and lighting. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance vestibule with stairs to the first floor, generous dual aspect lounge, separate dining room which links to the kitchen with built-in and integrated appliances. To the first floor are three double bedrooms and the impressive refitted bathroom which incorporates a three piece white suite and modern black fittings. Externally are low maintenance gardens to the front and rear, alongside a detached garage with up and over access door. An ideal purchase for a first time buyer or family, with an internal viewing highly recommended. Owton Close is located off Owton Manor Lane close to both schools and amenities.















**GROUND FLOOR**

**ENTRANCE VESTIBULE**

Accessed via double glazed composite entrance door, modern laminate flooring, staircase to the first floor with newly fitted carpet and banister, upgraded internal doors to the lounge and dining room.

**DUAL ASPECT LOUNGE**

18'2 x 12'10 (5.54m x 3.91m)

A generous dual aspect lounge with large uPVC double glazed windows to the front and rear aspects, modern laminate flooring, convector radiator.

**DINING ROOM**

8'9 x 8'11 (2.67m x 2.72m)

Ideally situated off the kitchen with matching laminate flooring, large uPVC double glazed window to the front aspect, convector radiator, access to:

**KITCHEN**

8'10 x 12'2 (2.69m x 3.71m)

Refitted with a beautiful range of units to base and wall level with contrasting work surfaces and matching splashback incorporating an inset sink with modern gold spray mixer tap, brand new built-in digital oven with four ring induction hob above and illuminated three speed extractor hood over, complementing black glass splashback, integrated dishwasher, integrated fridge/freezer, matching laminate flooring, double glazed composite door to the side, gas central heating boiler, uPVC double glazed window looking out to the rear garden, useful under stairs storage cupboard, modern vertical radiator.

**FIRST FLOOR**

**LANDING**

Useful built-in storage cupboard, newly fitted carpet, hatch to loft space.

**BEDROOM ONE**

8'9 x 12'9 (2.67m x 3.89m)

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

**BEDROOM TWO**

12'3 x 8'10 (3.73m x 2.69m)

uPVC double glazed window to the front aspect, built-in storage cupboard, newly fitted carpet, convector radiator.

**BEDROOM THREE**

8'11 x 9'9 (2.72m x 2.97m)

uPVC double glazed window overlooking the rear garden, newly fitted carpet, convector radiator.

**BATHROOM/WC**

5'5 x 6' (1.65m x 1.83m)

Refitted with a beautiful three piece suite and modern black fittings comprising: panelled bath with mixer tap and shower over, protective glass shower screen, inset wash hand basin with central mixer tap and vanity cabinet below, concealed WC with vanity area above, modern laminate flooring, tiling to part walls, inset spotlighting to the ceiling, two uPVC double glazed windows to the rear aspect, extractor fan, heated towel radiator.

**EXTERNALLY**

The property occupies a pleasant set back position on Owton Close with a low maintenance pebbled front garden, a resin path leads to the entrance with canopy above. A wrought iron gate to the side leads through to the enclosed rear garden, with pebbled area, artificial turf, fenced boundaries and planted areas.

**GARAGE**

17' x 8'6 (5.18m x 2.59m)

Up and over access door to the front, large window to the side aspect.

**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.









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.

106 York Road, Hartlepool, TS26 9DE  
 Tel: 01429 891100  
[hartlepool@smith-and-friends.co.uk](mailto:hartlepool@smith-and-friends.co.uk)  
[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)



**SMITH &  
 FRIENDS**  
 ESTATE AGENTS