



A spacious THREE BEDROOM semi-detached property located in a popular part of the Owton Manor estate. An ideal purchase for a buy to let investor with a LONG SERVING TENANT OF OVER 8 YEARS. The property features off street parking, garage and a good size rear garden, whilst further benefits include gas central heating and uPVC double glazing. The full layout comprises: entrance porch through to the entrance hall, generous lounge/dining room with patio doors to the rear garden, good size kitchen, three spacious bedrooms and bathroom with separate WC. Externally is a part lawned front garden, with a paved driveway allowing useful off street parking. A gate to the side leads through to the enclosed rear garden and garage. Kintra Road is located off Owton Manor Lane close to schools and amenities.

**Kintra Road, Hartlepool, TS25 3LZ**

**3 Bed - House - Semi-Detached**

**£95,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

**GROUND FLOOR**

**ENTRANCE PORCH**

**8' x 3'4 (2.44m x 1.02m)**

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, laminate flooring, access to:

**ENTRANCE HALL**

uPVC double glazed door from the porch, stairs to the first floor, single radiator.

**LOUNGE/DINING ROOM**

**18'2 x 12'5 (5.54m x 3.78m)**

A good size, dual aspect lounge/dining room with uPVC double glazed patio doors to the rear aspect, uPVC double glazed bow window to the front, laminate flooring, double radiator.

**KITCHEN**

**18'2 x 12'9 (5.54m x 3.89m)**

Fitted with a range of units to base and wall level with contrasting work surfaces in an 'L' shaped layout, incorporating an inset single drainer sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor over, tiled splashback, recess for washing machine, recess for dishwasher, recess for fridge/freezer, uPVC double glazed window to the rear aspect, uPVC double glazed side door, coving to ceiling, under stairs storage cupboard, Baxi Duo-tec boiler, double radiator.

**FIRST FLOOR**

**LANDING**

uPVC double glazed window to the rear aspect, hatch to loft space.

**BEDROOM ONE**

**12'6 x 10'8 (3.81m x 3.25m)**

Built-in storage cupboard, two uPVC double glazed windows to the front aspect, single radiator.

**BEDROOM TWO**

**12'4 x 11'10 (3.76m x 3.61m)**

uPVC double glazed windows to the front and side aspects, single radiator.

**BEDROOM THREE**

**9'6 x 7'1 (2.90m x 2.16m)**

uPVC double glazed window to the rear aspect, single radiator.

**BATHROOM**

**5'5 x 5'2 (1.65m x 1.57m)**

Fitted with a two piece white suite comprising: panelled bath with chrome dual taps and electric shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps, tiled splashback, uPVC double glazed window to the rear aspect, extractor fan, single radiator.

**SEPARATE WC**

Fitted with a WC in white, uPVC double glazed window to the rear.



# Kintra Road, Hartlepool, TS25 3LZ



## EXTERNALLY

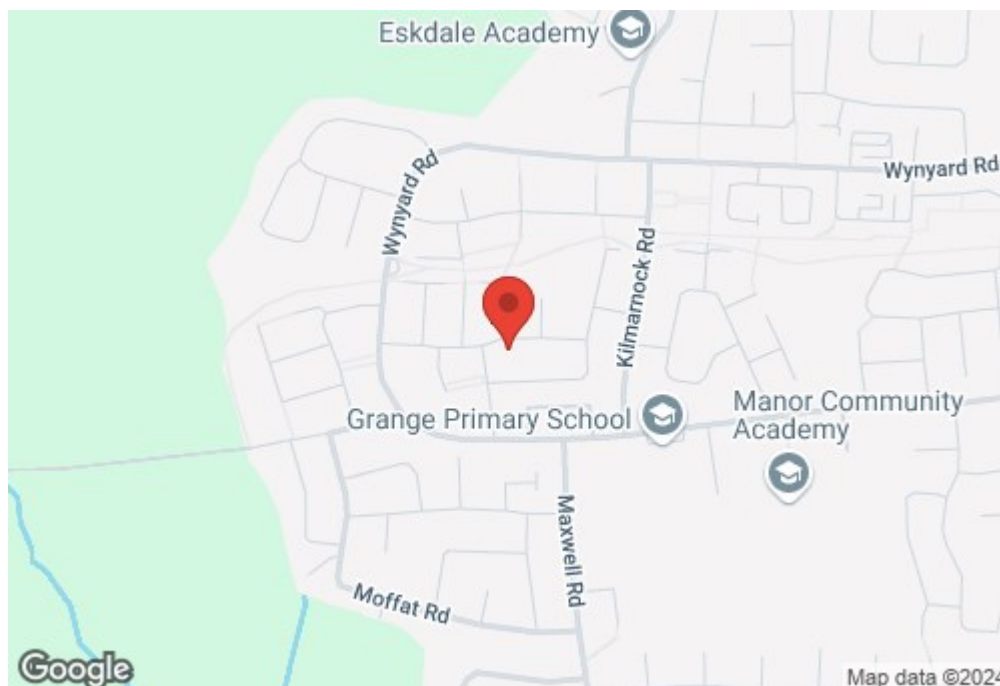
To the front is a part lawned garden with a paved driveway allowing useful off street parking. A gate to the side leads through to the enclosed rear garden with lawn, paved and decked areas. The rear garden enjoys a southerly aspect and should prove to be a suntrap in the summer months.

## GARAGE

Access to the front via timber door.

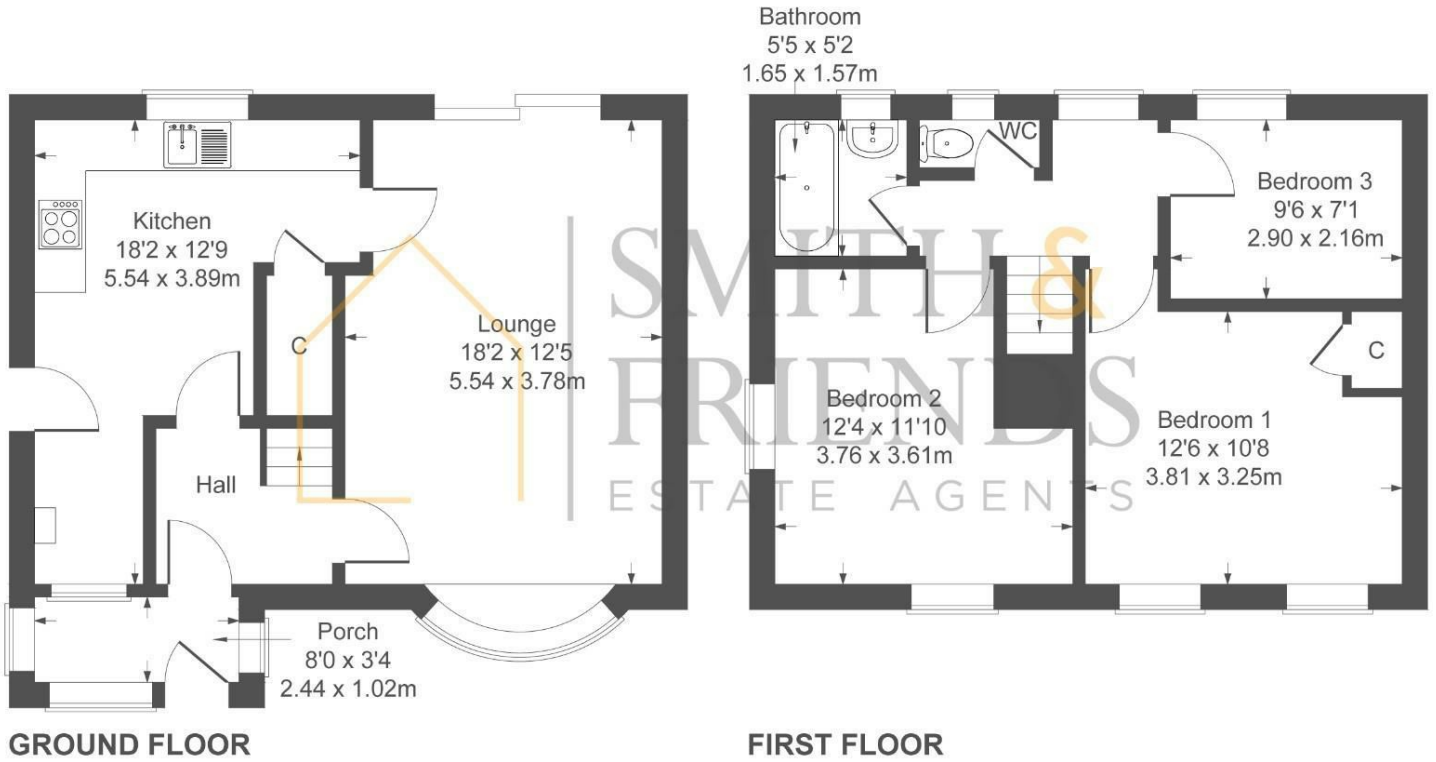
## NB

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.



## Kintra Road

Approximate Gross Internal Area  
934 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2024  
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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