



Groom Terrace, Owton Grange, TS25 1RT
3 Bed - House - Mid Terrace
£150,000

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



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Groom Terrace, Owtton Grange, TS25 1RT

REDUCEDAn impressive three bedroom mid terraced house offering modern and versatile living accommodation which is spread over three floors. Groom Terrace is a cul de sac located in the highly regarded Owtton Grange development which was built by Bett Homes. Features include gas fired central heating and has uPVC double glazing. This deceptively spacious home is ideal for the growing family and briefly comprises: entrance hall, cloakroom/WC, study and a spacious 'L' shaped kitchen/dining room, the kitchen area with a comprehensive range of wall, base and drawer units with integrated appliances, with the dining area having French doors leading to the rear garden. Located to the first floor is an attractively presented lounge, bedroom two and a bathroom/WC which is fitted with a white suite. To the second floor is the third bedroom and master bedroom which has a built-in wardrobe and an en suite shower room/WC. Externally is a small lawned garden to the front, whilst to the rear of the property is an enclosed garden.

GROUND FLOOR

ENTRANCE HALLWAY

Entrance door with attractive double glazed insert, spindled staircase to the first floor landing, under stairs storage cupboard, single radiator.

DOWNSTAIRS TOILET

Fitted with a modern two piece white suite with chrome fittings comprising: wash hand basin and low level WC; single radiator.

STUDY/DINING ROOM

13'9 x 8'10 (4.19m x 2.69m)
uPVC double glazed window, radiator.

DINING KITCHEN

15'4 x 15'3 (4.67m x 4.65m)

Fitted with an excellent range of wall, base and drawer units, complementary worksurfaces and centre island, inset sink and drainer with mixer tap, gas hob, illuminating extractor and double oven, plumbing for automatic washing machine and dishwasher, space for fridge and freezer, uPVC double glazed window, uPVC double glazed French doors opening to the rear garden.

FIRST FLOOR

BEDROOM 2 (rear)

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

FAMILY BATHROOM

6'9 x 5'6 (2.06m x 1.68m)

Fitted with a three piece white suite with chrome fittings comprising: panelled bath, pedestal wash hand basin and low level WC; uPVC double glazed window, chrome heated towel radiator.

LOUNGE

15'4 x 14'11 (4.67m x 4.55m)

A spacious and attractively presented family lounge with two uPVC double glazed windows to the front aspect allowing a good degree of natural light, two radiators.

SECOND FLOOR

BEDROOM 3 (rear)

9'1 x 8' (2.77m x 2.44m)

Double glazed Velux window, single radiator.

MASTER BEDROOM

15'1 x 8'2 (4.60m x 2.49m)

A generously sized and attractively presented master bedroom benefitting from a useful built-in double wardrobe, uPVC double glazed window, single radiator.

EN SUITE SHOWER ROOM/WC

6'7 x 6'3 (2.01m x 1.91m)

Fitted with a three piece white suite with chrome fittings comprising: shower cubicle with mains shower fitting, pedestal wash hand basin and low level WC; chrome heated towel radiator.

EXTERNALLY

To the front of the property is a small lawned garden, whilst to the rear is an enclosed garden.

NB

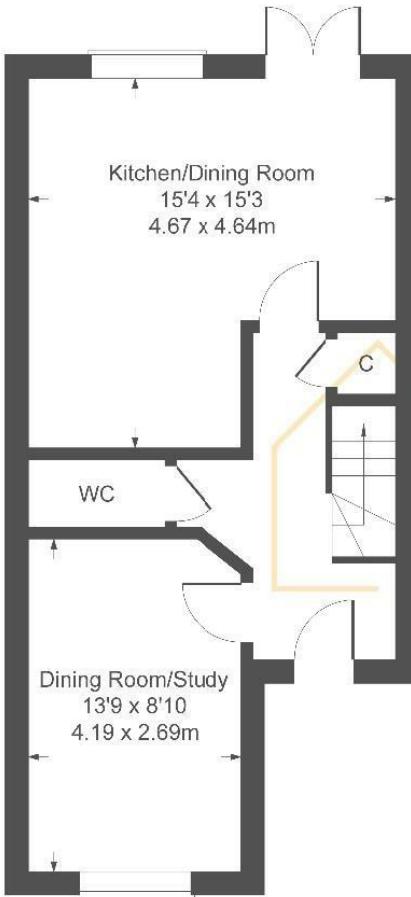
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



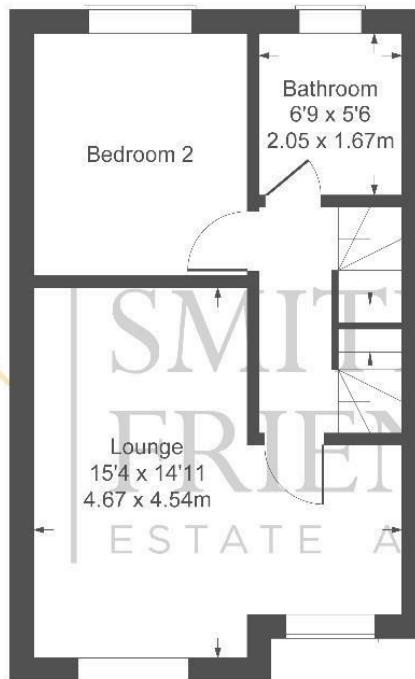
Groom terrace

Approximate Gross Internal Area

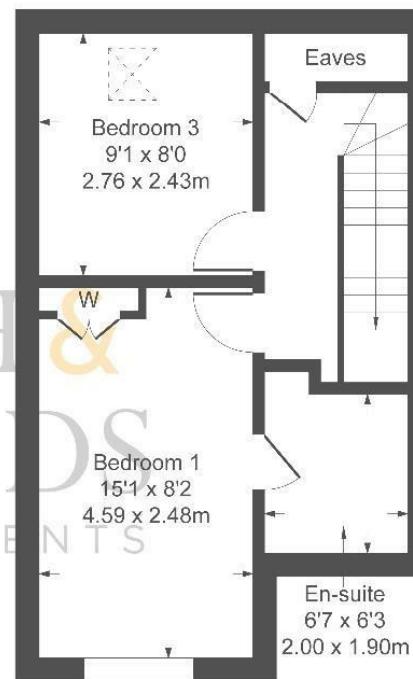
1195 sq ft - 111 sq m



FIRST FLOOR



SECOND FLOOR



Not to Scale. Produced by The Plan Portal 2025
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			
(81-91) B			
(69-80) C		79	83
(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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