



## 504 Catcote Road

, Hartlepool, TS25 2RL

**Offers Over £215,000**



Igomove are pleased to present to the market this superbly extended four bedroomed semi detached house located on the South Fens, it offers a host of desirable features including; four bedrooms, en suite and new family bathroom, spacious lounge, guest cloakroom, new contemporary kitchen, rear aspect snug, two garages with electric car charging point to the front of the house, home bar with WC, rear garden, two car driveway, Upvc double glazing, gas central heating via new radiators throughout, new electrics throughout, newly fitted carpeting, new blinds, immaculate decor, freehold.



Well presented frontage, extended block paved two vehicle driveway, porch entry.

Vestibule entrance hall with stairs to the first floor.

Spacious lounge with window to the front elevation, fitted storage cupboard, laminate flooring, immaculately presented.

Snug with French doors opening to the rear garden, recessed spotlights, impeccable decor.

Guest cloakroom which comprises close coupled WC and vanity wash basin, heated towel radiator, stylish flooring.

Newly fitted kitchen comprising white high gloss larder, wall, base and drawer cabinets, complimentary surfaces, tiled backsplash, integrated oven, integrated ceramic hob, integrated multifunction stainless extractor, integrated fridge freezer, plumbing for washing machine, space for tumble dryer, stainless sink with chrome mixer tap, ample space for dining table and chairs, French doors which open to the rear garden.

To the first floor;

Double bedroom one is generously proportioned with twin windows to the front elevation and contemporary sliding fitted wardrobes and storage, immaculately presented.

Bedroom two is a double located to the rear, superb decor.

Bedroom three is a good size single and is situated to the rear with excellent decor and access to;

En suite shower room which comprises quadrant shower enclosure, close coupled WC and vanity wash basin, modern wall panels.

Bedroom four is a single front aspect room, immaculate decor.

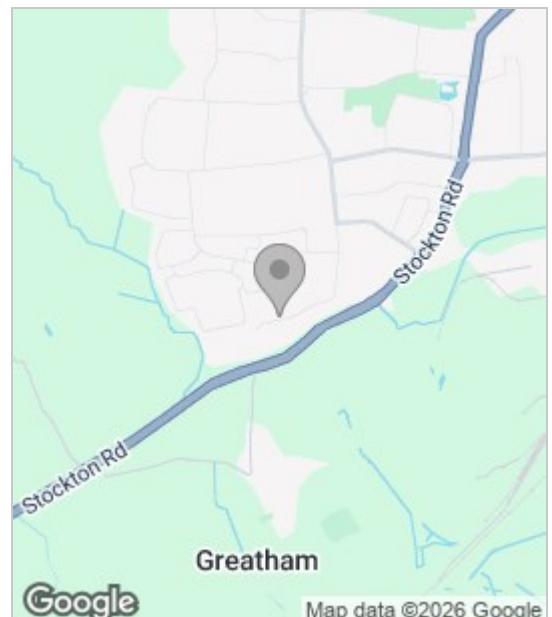
The newly installed family bathroom comprises bath, over bath shower, close coupled WC and vanity wash basin, chrome heated towel radiator, modern wall panelling.

Loft with ladders.

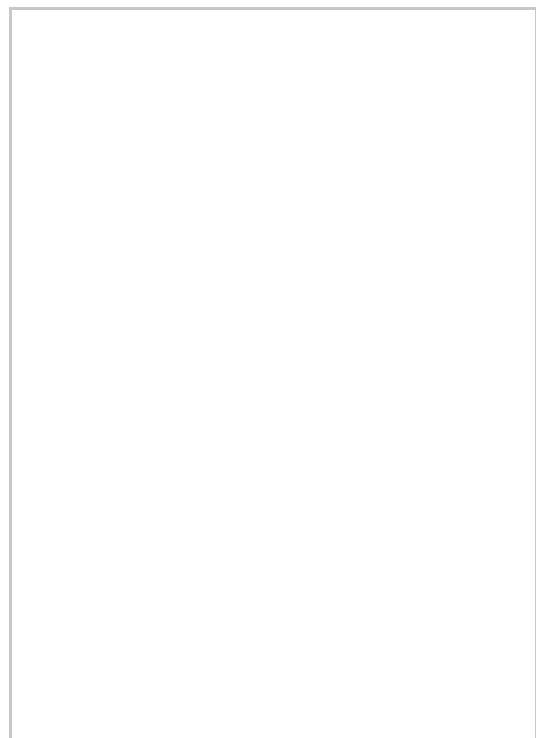
To the rear is an enclosed garden laid to lawn, block paved patio, with outdoor sockets, additional garage/gym and fantastic home bar with laminate flooring, stylish decor, recessed spotlights, fitted seating, WC.

Skilfully extended and recently refurbished to provide a generously proportioned and beautifully presented home in a sought after location, contact the Igomove team to schedule a viewing.

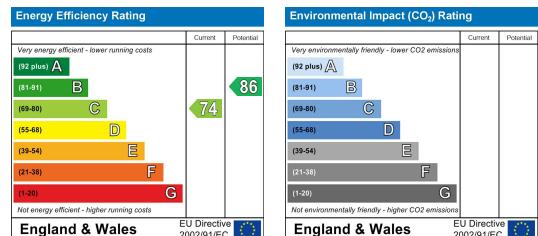
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.