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**Catcote Road, TS25 2RA**  
**3 Bed - House - Semi-Detached**  
**Offers Over £165,000**

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



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# Catcote Road Hartlepool TS25 2RA

\*\*\*REDUCED\*\*\*An impressive THREE BEDROOM semi-detached property occupying a pleasant position on Catcote Road in popular part of the Fens Estate. The home offers modern and well presented accommodation which features an upgraded kitchen and bathroom. An ideal purchase for a first time buyer or young family, with further benefits including gas central heating, uPVC double glazing, composite doors and alarm system. The property is set back from the road with low maintenance gardens, ample off street parking and garage. An internal viewing comes recommended, with a layout which briefly comprises: entrance hall with stairs to the first floor, front lounge with archway into the separate dining, modern kitchen with built-in oven, hob and extractor, three bedrooms and a modern bathroom which incorporates a three piece suite and chrome fittings. The loft is boarded for storage purposes. Externally the front garden is part lawned with a planted border, whilst the rear garden features lawn and patio areas. Fens Primary School, shops and transport links are well situated within a short stroll. VIEWING RECOMMENDED.











## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door with uPVC double glazed frosted side screen, modern laminate flooring, coving to ceiling, stairs to the first floor with fitted carpet, convector radiator.

### FRONT LOUNGE

12'8 x 12'10 (3.86m x 3.91m)

A good size lounge with a large uPVC double glazed bow window to the front aspect, modern laminate flooring, coving to ceiling, television point, convector radiator, feature stone arch into the dining room.

### DINING ROOM

7'1 x 8'8 (2.16m x 2.64m)

Ideally situated off the kitchen, with uPVC double glazed French doors opening to the rear garden with matching side screens, modern laminate flooring, coving to ceiling, convector radiator.

### KITCHEN

7'5 x 10' (2.26m x 3.05m)

Fitted with a modern range of white gloss units to base and wall level with complementing 'sparkling granite' style worktops with matching splashback incorporating an inset stainless steel sink and mixer tap, built-in electric oven with four ring induction hob above and three speed extractor hood over, recess with plumbing for washing machine, space for free standing fridge/freezer, down lighting to eye-level units, breakfast bar with double radiator below, useful under stairs storage cupboard, double glazed composite side door, modern laminate flooring, coving to ceiling, uPVC double glazed window looking out to the rear garden.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, built-in storage cupboard, fitted carpet, coving to ceiling, hatch to loft space.

### BEDROOM ONE

9'3 x 11'8 (2.82m x 3.56m)

Built-in double wardrobe, modern laminate flooring, uPVC

double glazed window to the front aspect, coving to ceiling, convector radiator.

### BEDROOM TWO

9'3 x 9'2 (2.82m x 2.79m)

Built-in single wardrobe, uPVC double glazed window overlooking the rear garden, fitted carpet, convector radiator.

### BEDROOM THREE

6'7 x 8'8 (2.01m x 2.64m)

uPVC double glazed window to the front aspect, fitted carpet, convector radiator.

### BATHROOM/WC

6'5 x 5'7 (1.96m x 1.70m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and mains shower over with separate attachment, protective glass shower screen, inset wash hand basin with chrome mixer tap and vanity cabinet below, concealed WC with matching back and vanity area above, attractive panelling to splashback, uPVC double glazed window to the rear aspect, panelling and inset spotlighting to ceiling, extractor fan, chrome heated towel radiator.

### EXTERNALLY

The property features a pleasant, low maintenance open plan front garden with planted border, whilst a long paved driveway provides useful off street parking and leads to the garage. A gate to the side leads through to the enclosed rear garden, with lawn, inset stepping stones, planted border and Indian sandstone patio area, with greenhouse included.

### GARAGE

8'7 x 18' (2.62m x 5.49m)

Accessed via an up and over door to the front, uPVC personal door from the rear garden, uPVC double glazed window, lighting and sockets.

### 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.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>m</sup>  
863 ft<sup>2</sup>  
80.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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



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.

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