



Catcote Road, Fens, TS25 2RL
4 Bed - House - Semi-Detached
£190,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS

Catcote Road Fens, TS25 2RL

An extended FOUR BEDROOM semi-detached property on Catcote Road in a popular part of the Fens Estate close to schools and amenities. The home offers accommodation enhanced by a double storey extension to the side with the current owners offering a prospective buyer the opportunity to add their own personal finishes. Originally two bedrooms, with the side extension allowing for an additional two bedrooms, space for an en-suite shower room, extra reception room, guest WC and new garage. An internal viewing comes recommended to appreciate the home's further potential, with other pleasing features including external gym and bar. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor and access to the family lounge, the kitchen is fitted with modern gloss units and includes a built-in oven, hob and extractor alongside an integrated fridge/freezer. The side extension includes an additional reception room, ideal for use as a playroom, space for a guest WC and access into the garage. To the first floor are four bedrooms, a modern family bathroom and space for the addition of an en-suite via bedroom three. Externally is a low maintenance block paved front allowing useful off street parking. The garage offers storage space with roller door. To the rear is an enclosed garden with lawn and block paving which provides access to a generous gym and home bar, with working WC allowing an enviable place for entertaining family and friends. VIEWING RECOMMENDED.









GROUND FLOOR

ENTRANCE HALL

6'3 x 5'1 (1.91m x 1.55m)

Accessed via double glazed composite entrance door, fitted with modern laminate flooring, stairs to the first floor with fitted carpet, double radiator with cover, access to:

FAMILY LOUNGE

15'4 x 10'8 extending to 14' (4.67m x 3.25m extending to 4.27m)

uPVC double glazed window to the front aspect, laminate flooring, under stairs storage cupboard, wall mounted television point, single radiator.

KITCHEN/DINER

14' x 7'5 (4.27m x 2.26m)

Fitted with a modern range of white gloss units to base and wall level with brushed stainless handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring hob above and extractor hood over, attractive tiling to splashback, integrated fridge and freezer, recess for washing machine, attractive 'marble' style tiled flooring, uPVC double glazed French doors to the rear garden, uPVC double glazed window to the rear aspect, electric radiator.

INNER PASSAGE

Access to sitting room, potential guest cloakroom/WC and garage.

RECEPTION ROOM

10'4 x 7'2 (3.15m x 2.18m)

uPVC double glazed French doors to the rear garden.

POTENTIAL GUEST WC

Currently used for storage, but ideal for use as a guest cloakroom/WC.

GARAGE STORAGE SPACE

11'6 x 8'2 (3.51m x 2.49m)

For storage purposes with roller door to the front, gas central heating boiler.

FIRST FLOOR

LANDING

Hatch to loft space, fitted carpet, access to:

BEDROOM ONE

14' x 9'7 (4.27m x 2.92m)

Two uPVC double glazed windows to the front aspect, built-in wardrobes with sliding doors, hanging rails and shelving, fitted carpet, storage cupboard, convector radiator.

BEDROOM TWO

13' x 8'9 (3.96m x 2.67m)

uPVC double glazed window overlooking the rear garden, fitted carpet, wall mounted television point, convector radiator.

BEDROOM THREE

7'8 x 7'3 (2.34m x 2.21m)

uPVC double glazed window to the rear aspect, access to potential en-suite.

POTENTIAL EN-SUITE

5'2 x 4'6 (1.57m x 1.37m)

BEDROOM FOUR

7'3 x 5'3 (2.21m x 1.60m)

uPVC double glazed window to the front aspect.

FAMILY BATHROOM/WC

7'5 x 5' (2.26m x 1.52m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower over, inset wash hand basin with chrome mixer tap and white gloss cabinet below, close coupled WC, 'marble' style panelling to splashback, attractive tiled flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property features a block paved driveway to the front allowing useful off street parking, whilst leading to the garage. The enclosed rear garden incorporates block paving and lawned areas, which should prove to be low maintenance.

HOME GYM

18'8 x 9'3 (5.69m x 2.82m)

Accessed via roller door to the front, uPVC double glazed personal door from the garden, uPVC double glazed window, inset spotlighting and speaker system to ceiling, wall mounted electric radiator.

HOME BAR

15'4 x 6'5 (4.67m x 1.96m)

Accessed via uPVC double glazed entrance door, uPVC double glazed window, fitted breakfast bar, bar area, inset spotlighting and speaker system to ceiling, access to:

GUEST CLOAKROOM/WC

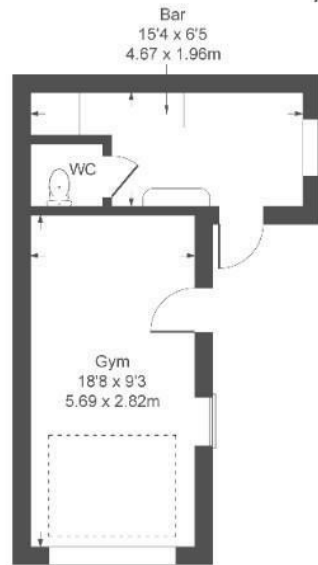
Fitted with a close coupled WC in white, with an inset basin and mixer tap above, part tiled walls and tiled flooring.

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.

504 Catcote Road

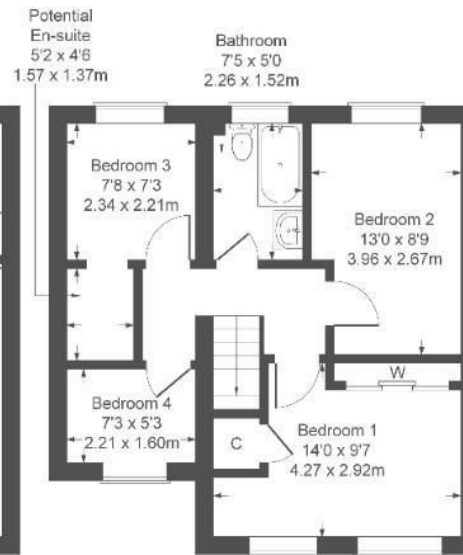
Approximate Gross Internal Area
1322 sq ft - 123 sq m



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B			
(69-80) C	74		
(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

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
www.smith-and-friends.co.uk

