



A modern two bedroom semi detached property occupying a pleasant position on Catcote Road with EXTENDED ACCOMMODATION ideal for a variety of buyers. The ground floor level has been enhanced with the addition of a kitchen extension allowing for an additional sitting/dining space and further benefits from a ground floor cloakroom/WC and the addition of a porch extension to the front. A viewing is essential, with other pleasing features including: ample off street car parking, garage, gas central heating and uPVC double glazing. The layout of the property briefly comprises: entrance porch/hall with composite entrance door and stairs to the first floor, spacious lounge with useful under stairs cupboard and double doors leading to the open plan kitchen/dining room, the dining area giving access to a useful ground floor cloakroom/WC, whilst an archway leads through to the kitchen which has been fitted with quality gloss units to base and wall level and includes built-in oven, hob and extractor. To the first floor are two good size bedrooms and the recently upgraded shower room boasting a modern three piece suite with chrome fittings. Externally is a block paved front and driveway running alongside the property to the garage. The rear garden enjoys a good degree of privacy and should prove to be a suntrap enjoying a southerly aspect. VIEWING RECOMMENDED.

Catcote Road, Hartlepool, TS25 2RA

2 Bedroom - House - Semi-Detached

£150,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



Catcote Road, Hartlepool, TS25 2RA

GROUND FLOOR

ENTRANCE PORCH/HALL

5'4 x 7'4 (1.63m x 2.24m)

Accessed via double glazed composite entrance door with uPVC double glazed side screen, two uPVC double glazed windows, fitted carpet, staircase to the first floor, double radiator, access to:

LOUNGE

10'10 x 14'9 (3.30m x 4.50m)

A good size lounge with uPVC double glazed bow window to the front aspect, useful under stairs storage cupboard, television point, fitted carpet, coving to ceiling, double radiator, double doors through to:

OPEN PLAN KITCHEN/DINING ROOM

9'8 x 18'7 (2.95m x 5.66m)

DINING AREA

Fitted with quality oak flooring, convector radiator, single radiator, archway into the kitchen, access to ground floor cloakroom/WC, inset spotlighting to the ceiling.

KITCHEN AREA

Fitted with a modern range of gloss units to base and wall level with contrasting work surfaces and matching splashback incorporating an inset single drainer stainless steel sink unit with mixer tap, grey 'brick' style tiling to splashback, built-in electric oven with four ring gas hob above and extractor hood over, all finished in brushed stainless steel with matching splashback, recess with plumbing for washing machine, recess for free standing fridge/freezer, four drawer unit to base level, matching oak flooring, inset spotlighting to the ceiling, uPVC double glazed door to the rear garden with uPVC double glazed side screen.

GUEST CLOAKROOM/WC

3'5 x 7'6 (1.04m x 2.29m)

Fitted with a two piece white suite comprising: wall mounted wash hand basin with dual taps and tiled splashback, low level WC, matching oak flooring, Worcester gas central heating boiler, uPVC double glazed window to the rear aspect, extractor fan, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the side aspect, fitted carpet, hatch to loft space, access to both bedrooms and shower room.

BEDROOM ONE

10'11 x 12'3 (3.33m x 3.73m)

A good size master bedroom with two uPVC double glazed windows to the front aspect, useful over stairs storage cupboard/wardrobe, fitted carpet, convector radiator.

BEDROOM TWO

8'9 x 10'3 (2.67m x 3.12m)

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

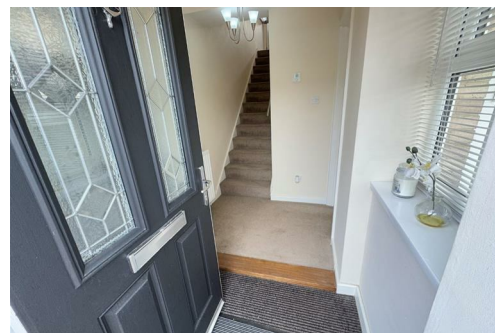
SHOWER ROOM/WC

4'11 x 7'5 (1.50m x 2.26m)

Recently upgraded with a modern three piece suite and chrome fittings comprising: double shower cubicle with chrome frame, glass panelled sliding door and overhead shower with separate attachment, inset wash hand basin with central mixer tap and grey gloss vanity drawers below, wall mounted vanity mirror above, concealed WC with vanity area above, attractive tiling to walls, panelling and inset spotlighting to ceiling, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

EXTERNALLY

The property features a low maintenance block paved front allowing useful off street parking, with a further block paved driveway running alongside the property to the garage. A gate to the side leads through to the south facing rear garden, with block paved patio and lawned areas, with fenced boundaries.



Catcote Road, Hartlepool, TS25 2RA



GARAGE

9'6 x 18'6 (2.90m x 5.64m)

Access to the front via an up and over door, uPVC double glazed access door from the rear garden, lighting, power points, window to the side aspect.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

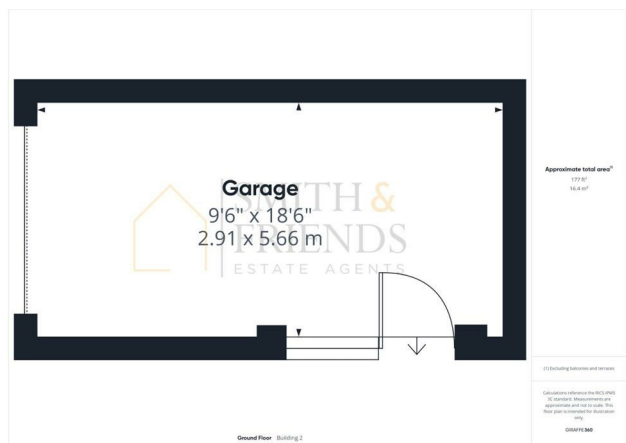


Approximate total area⁽¹⁾
745 ft²
69.3 m²

(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.

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Approximate total area⁽¹⁾
172 sq ft
16.4 sq m

(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.
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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. We 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.