



Catcote Road, Brooke Estate, TS25 4HJ
3 Bed - House - Semi-Detached
£165,000

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



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**** NO CHAIN INVOLVED ** RECENTLY IMPROVED **** A well presented three bedroom semi detached house which has the advantage of gardens to three sides. The property was built by Yuill Homes to form part of their Brooke Estate in this highly regarded residential area. Features include gas fired central heating via a combination boiler and has uPVC double glazing. This good sized property would make an ideal family home and briefly comprises: entrance hall, lounge with an impressive fire surround, outstanding kitchen/diner, the kitchen area being newly fitted and includes a built-in oven, hob and extractor, with the dining area having French doors leading to the rear garden. Located to the first floor are three bedrooms and an impressive bathroom/WC which has a modern white suite. Externally are lawned gardens to three sides. A driveway located to the rear of the property leads to the detached garage. The home has also undergone a programme of redecoration and has newly fitted carpets and flooring included in the asking price.

GROUND FLOOR

ENTRANCE HALL

uPVC double glazed entrance door with matching sidescreens, staircase to first floor, single radiator.

LOUNGE (front)

14'11 x 12'2 max dimensions (4.55m x 3.71m max dimensions)
uPVC double glazed 'bow' style window and double radiator.

OUTSTANDING KITCHEN/DINER

DINING AREA

8'7 x 10'2 overall (2.62m x 3.10m overall)
Single radiator, uPVC double glazed French doors to rear garden.

KITCHEN AREA

11' x 7'10 overall (3.35m x 2.39m overall)
Refitted with cream base, wall and drawer units with 'butchers block' style working surfaces in a 'U' shaped layout incorporating inset single drainer stainless steel sink unit, built-in stainless steel four ring gas hob with built-in stainless steel electric oven below, matching 'chimney' style canopy housing illuminated re-circulating fan above, attractive tiling to splashback, space with plumbing for automatic washing machine (machine excluded), under stairs storage cupboard which houses a wall mounted gas combination boiler, fluorescent light.

SIDE LOBBY

uPVC double glazed door to side access.

FIRST FLOOR: LANDING

uPVC double glazed window, hatch to roof void.

BEDROOM 1 (front)

12'3 x 11'6 overall (3.73m x 3.51m overall)
uPVC double glazed window, double radiator.

BEDROOM 2 (rear)

11'4 x 11'6 overall (3.45m x 3.51m overall)
uPVC double glazed window, double radiator.

BEDROOM 3 (front)

7'8 x 6'1 max dimensions (2.34m x 1.85m max dimensions)
uPVC double glazed window, double radiator.

MODERN BATHROOM/WC

Fitted with a three piece white suite with chrome fittings comprising: panelled bath, pedestal wash hand basin, close coupled WC, impressive tiling to splashback, uPVC double glazed opaque window, single radiator.

OUTSIDE

The property has the advantage of gardens to three sides. The good sized front garden is enclosed by a brick boundary wall and is laid to lawn with a curved block paved walkway. The side and rear garden have a lawned area with a block paved patio with matching walkway, garden tap and gated access to front. A driveway to the rear of the property via double opening wrought iron gates leads to the detached garage.

DETACHED GARAGE

19'6 x 9'3 overall (5.94m x 2.82m overall)
With up and over door, power point, personal door to garden.

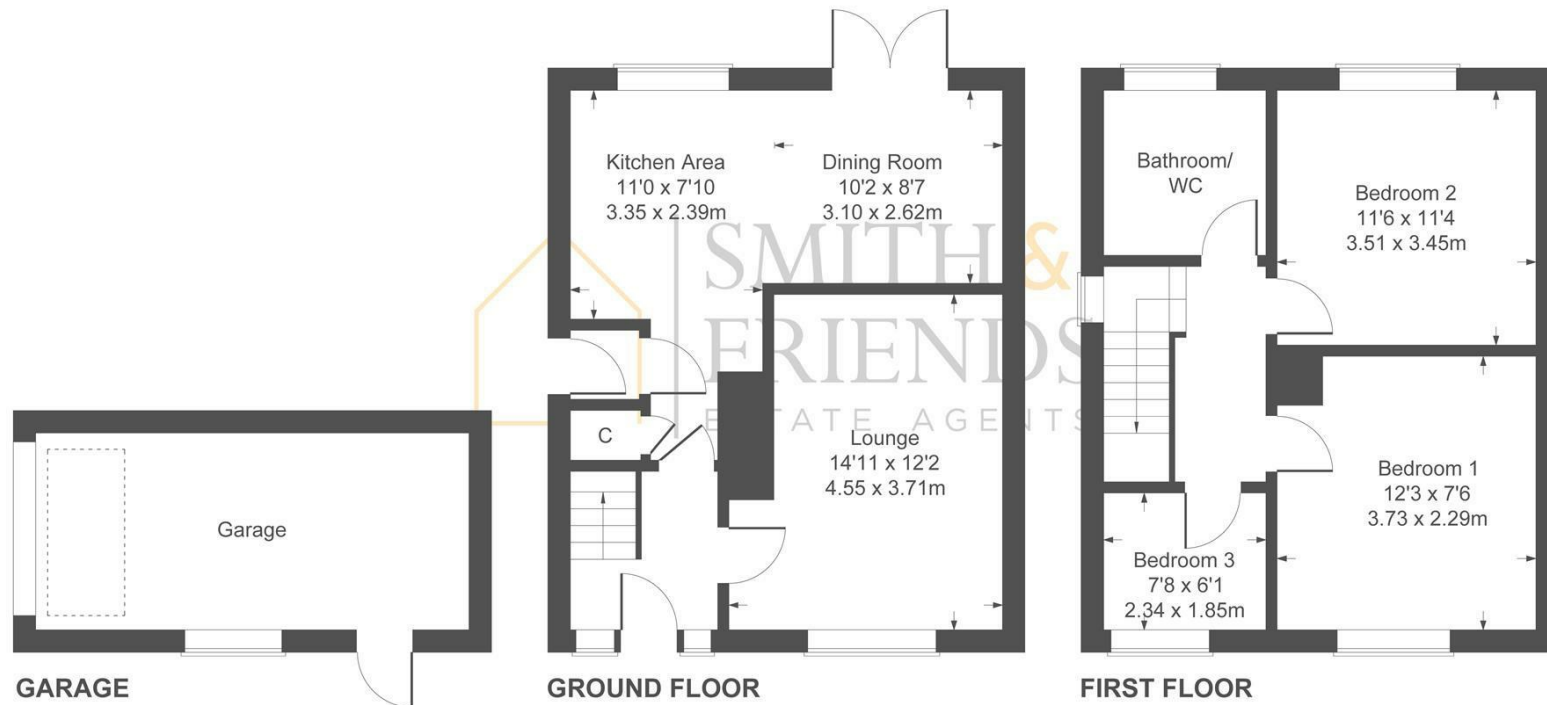
NB

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.

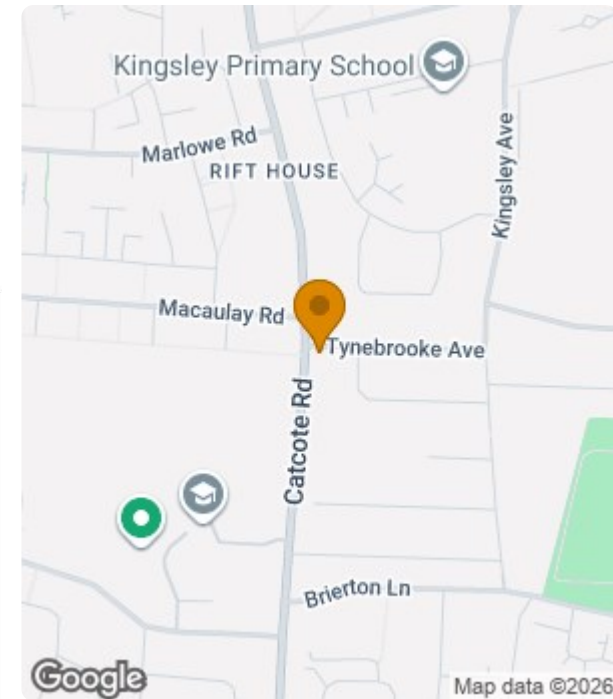


Catcote Road

Approximate Gross Internal Area
922 sq ft - 86 sq m
(Excluding Garage)



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(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.

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