



*** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY *** A pleasantly positioned two bedroom DETACHED BUNGALOW set back on Catcote Road with great potential. Located in the popular South Fens area of Hartlepool, close to amenities and transport links, whilst features include gas central heating and uPVC double glazing. An ideal purchase for those looking to downsize and add their own personal touch. The internal layout comprises: entrance hall with useful cloaks cupboard, generous lounge with views of the rear garden, fire surround and gas fire, kitchen with integral door to the garage, two bedrooms and shower room with chrome fittings. Externally is a low maintenance front garden with a paved driveway allowing useful off street parking, whilst leading to the integral garage with electric roller door. The enclosed rear garden features lawn and paved areas.

Catcote Road, Hartlepool, TS25 2RL

2 Bed - Bungalow - Detached

£149,950

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



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Catcote Road, Hartlepool, TS25 2RL



ENTRANCE HALL

Accessed via uPVC double glazed side entrance door, useful cloaks cupboard, coving to ceiling, hatch to loft space, double radiator.

LOUNGE

17'7 x 10'3 (5.36m x 3.12m)

A good sized lounge with a large uPVC double glazed window looking out to the rear garden, additional uPVC double glazed window to the side aspect, 'marble' style feature fire surround with gas fire, coving to ceiling, double radiator, access to:



KITCHEN

10' x 7'4 (3.05m x 2.24m)

Fitted with a range of units to base and wall level with roll-top work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, tiled splashback, recess for cooker, recess for additional appliance, integral door to the garage, Worcester gas central heating boiler, uPVC double glazed window to the rear aspect, single radiator.



BEDROOM ONE

11' x 10'3 (3.35m x 3.12m)

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



BEDROOM TWO

9'8 x 7'4 (2.95m x 2.24m)

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



SHOWER ROOM/WC

Shower area with chrome shower, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, wall mounted vanity cabinet, chrome inset spotlights to ceiling, uPVC double glazed window to the side aspect, chrome heated towel radiator.

EXTERNALLY

The property occupies a pleasant set back position on Catcote Road, with a lawned front garden and paved driveway allowing useful off street parking. A gate to the side of the property leads through to the enclosed rear garden which incorporates lawn and paved areas, with fenced boundaries.



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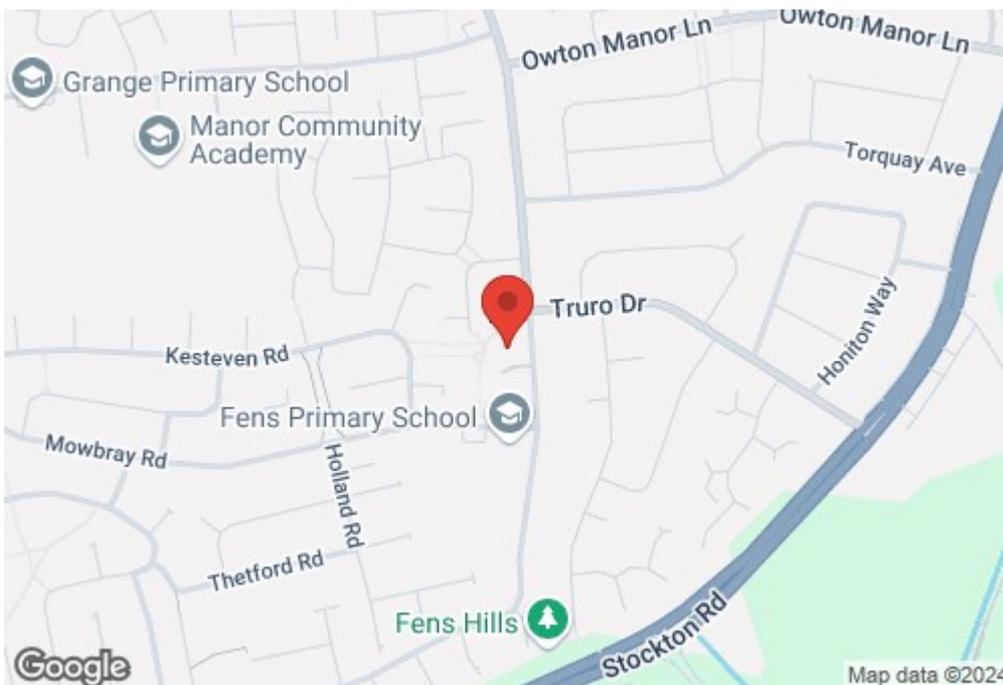
INTEGRAL GARAGE

7' x 8'6 (2.13m x 2.59m)

Accessed via electric roller door to the front, uPVC personal door from the rear garden, integral door from the kitchen, uPVC double glazed window to the rear aspect, sockets and lighting.

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.

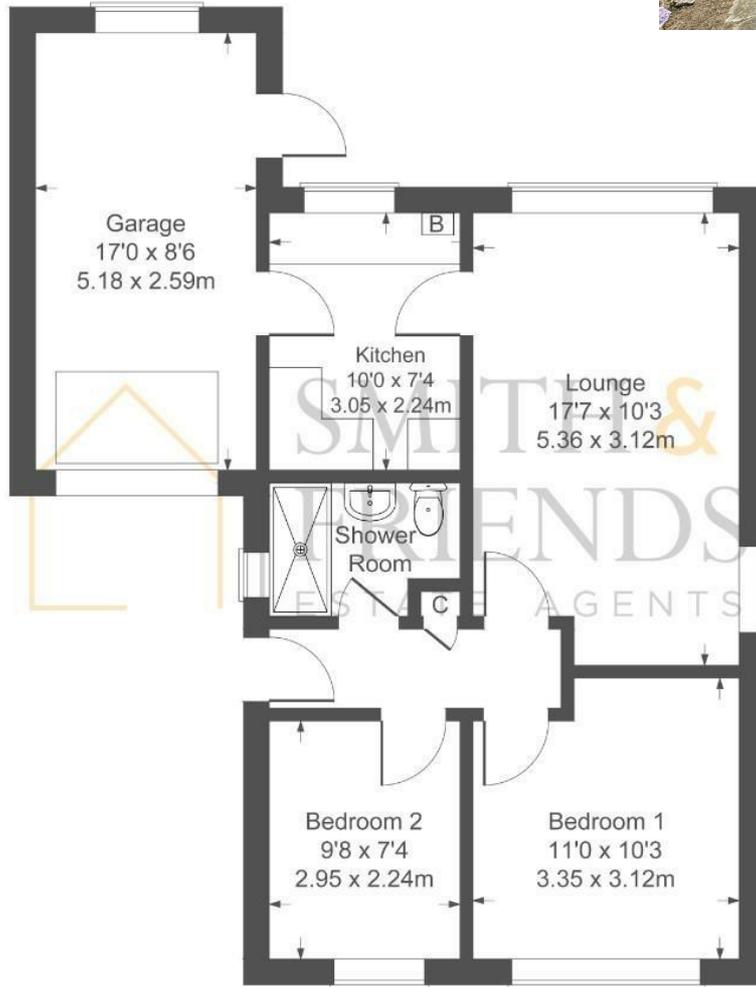


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Catcote Road

Approximate Gross Internal Area
674 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(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	

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