



Catcote Road, TS25 3EA
3 Bed - House - Semi-Detached
£129,950

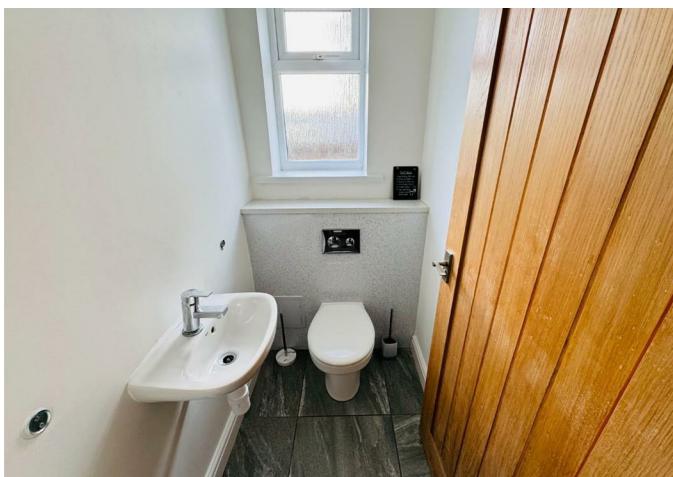
EPC Rating: C
Tenure: Freehold
Council Tax Band: A



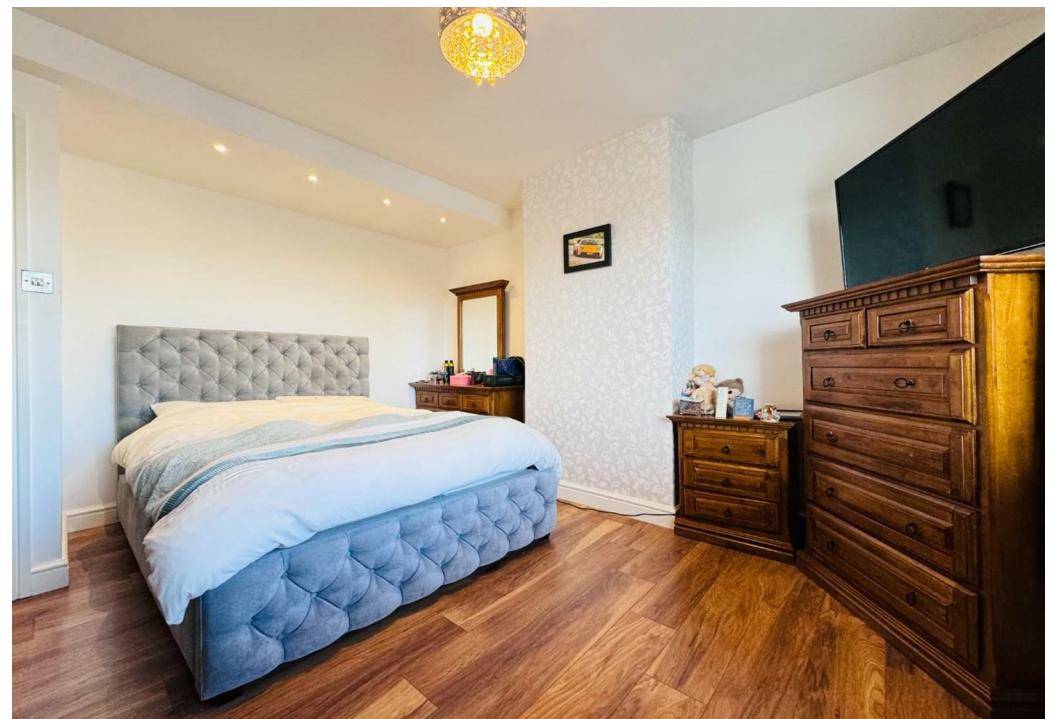
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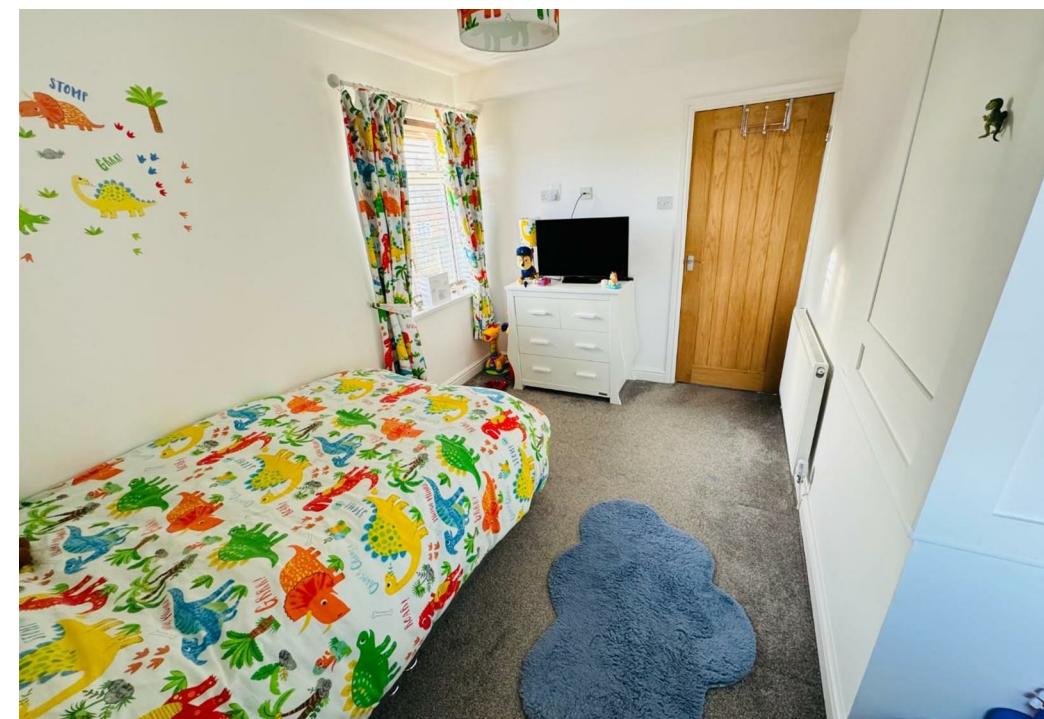
Catcote Road Hartlepool TS25 3EA

An impressive THREE BEDROOM semi-detached property occupying a pleasant position on Catcote Road adjacent to Owton Manor Lane and within a short stroll of the Fens Shops. The home offers spacious and well proportioned accommodation, with an extended ground floor layout and features a modern kitchen and bathroom. The property further benefits from gas central heating and uPVC double glazing, whilst in brief the layout comprises: entrance porch through to the entrance hall with stairs to the first floor and access to a useful guest cloakroom/WC, the generous lounge includes a feature fire surround and archway through to the dining room extension. The kitchen incorporates a modern range of gloss units with space for free standing appliances. To the first floor are three bedrooms and the modern family bathroom with separate WC. Externally is a low maintenance front, with a block paved driveway providing useful off street parking. Double timber gates open to a paved area to the side of the property with further off street parking/space to extend (subject to planning). The generous rear garden enjoys a westerly aspect and should prove to be a suntrap in the summer months. **VIEWING RECOMMENDED**.











GROUND FLOOR

ENTRANCE PORCH

6' x 5'11 (1.83m x 1.80m)

Accessed via double glazed composite entrance door, matching uPVC double glazed side screens, two uPVC double glazed windows, attractive tiled flooring, convector radiator, glazed internal door to:

ENTRANCE HALL

Stairs to the first floor, convector radiator, access to:

GUEST WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with chrome mixer tap, concealed WC with granite vanity area above, uPVC double glazed frosted window to the side aspect, attractive tiled flooring.

LOUNGE

21'2 x 12'3 (6.45m x 3.73m)

uPVC double glazed window to the front aspect, attractive feature fire surround with granite back and base, fitted carpet, coving to ceiling, convector radiator, archway to:

DINING ROOM EXTENSION

10'10 x 7'3 (3.30m x 2.21m)

Modern laminate flooring, uPVC double glazed French doors to the rear garden, uPVC double glazed window to the rear aspect, coving to ceiling, convector radiator.

KITCHEN

15'10 x 12'10 (4.83m x 3.91m)

Fitted with a modern range of gloss units to base and wall level with complementing work surfaces incorporating an inset single drainer ceramic sink unit with mixer tap, recess with cooking range, extractor hood over, attractive tiling to splashback, recess for washing machine, space for free standing fridge/freezer and dryer, Main Eco Compact gas central heating boiler, tiled flooring, uPVC double glazed window to the rear aspect, useful under stairs storage cupboard, uPVC double glazed door to the side, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, fitted carpet, convector radiator, hatch to loft space with pull down access ladder.



BEDROOM 1

13'10 x 12'4 (4.22m x 3.76m)

An enlarged master bedroom with modern laminate flooring, uPVC double glazed window to the front aspect, spotlighting to ceiling, convector radiator.

BEDROOM 2

12'1 x 11'11 (3.68m x 3.63m)

A good size second bedroom with two uPVC double glazed windows, useful storage cupboard/wardrobe, fitted carpet, convector radiator.

BEDROOM 3

9'5 x 7'1 (2.87m x 2.16m)

Fitted with modern laminate flooring, uPVC double glazed window to the rear aspect, convector radiator.

BATHROOM

7'2 x 5'2 (2.18m x 1.57m)

Fitted with a modern two piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and chrome shower over, protective glass shower screen, pedestal wash hand basin with chrome mixer tap, attractive tiling to walls, modern laminate flooring, PVC panelling and spotlighting to ceiling, extractor fan, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

SEPARATE WC

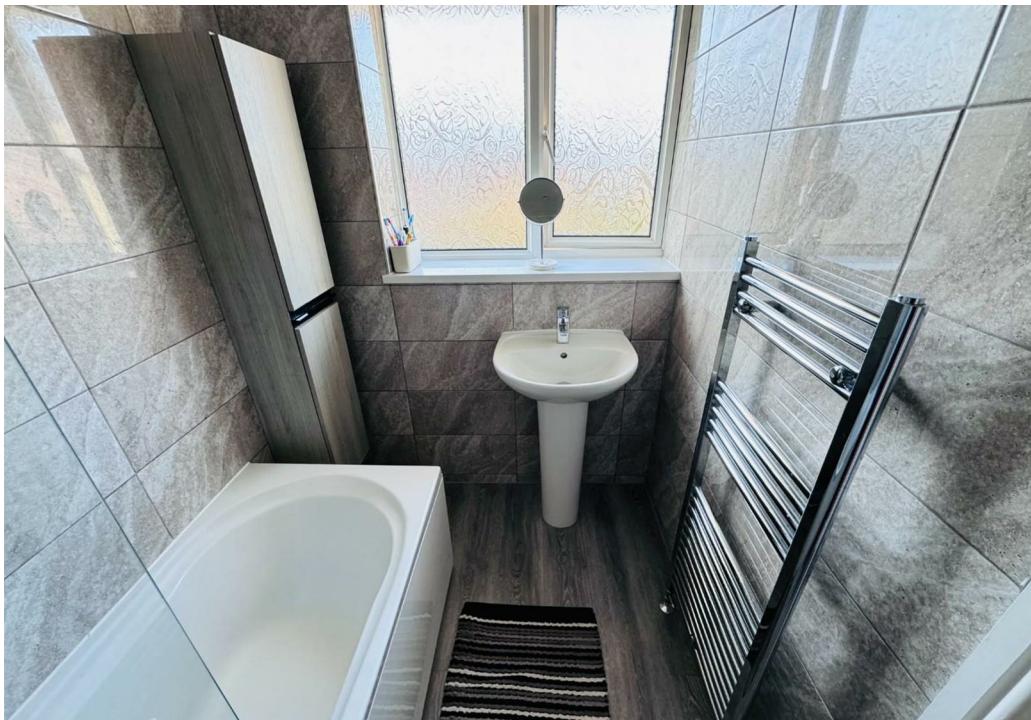
Fitted with a concealed WC in white with 'marble' style back and vanity area above, laminate flooring, uPVC double glazed window to the rear aspect.

EXTERNALLY

The property features a low maintenance front which is block paved, with a driveway allowing useful off street parking. Double timber gates open to a further paved area allowing additional off street parking/hardstanding space. The side area offers extension potential (subject to planning). The rear garden features a generous lawn with fenced boundaries and a westerly aspect, meaning it should prove to be a suntrap in the summer months.

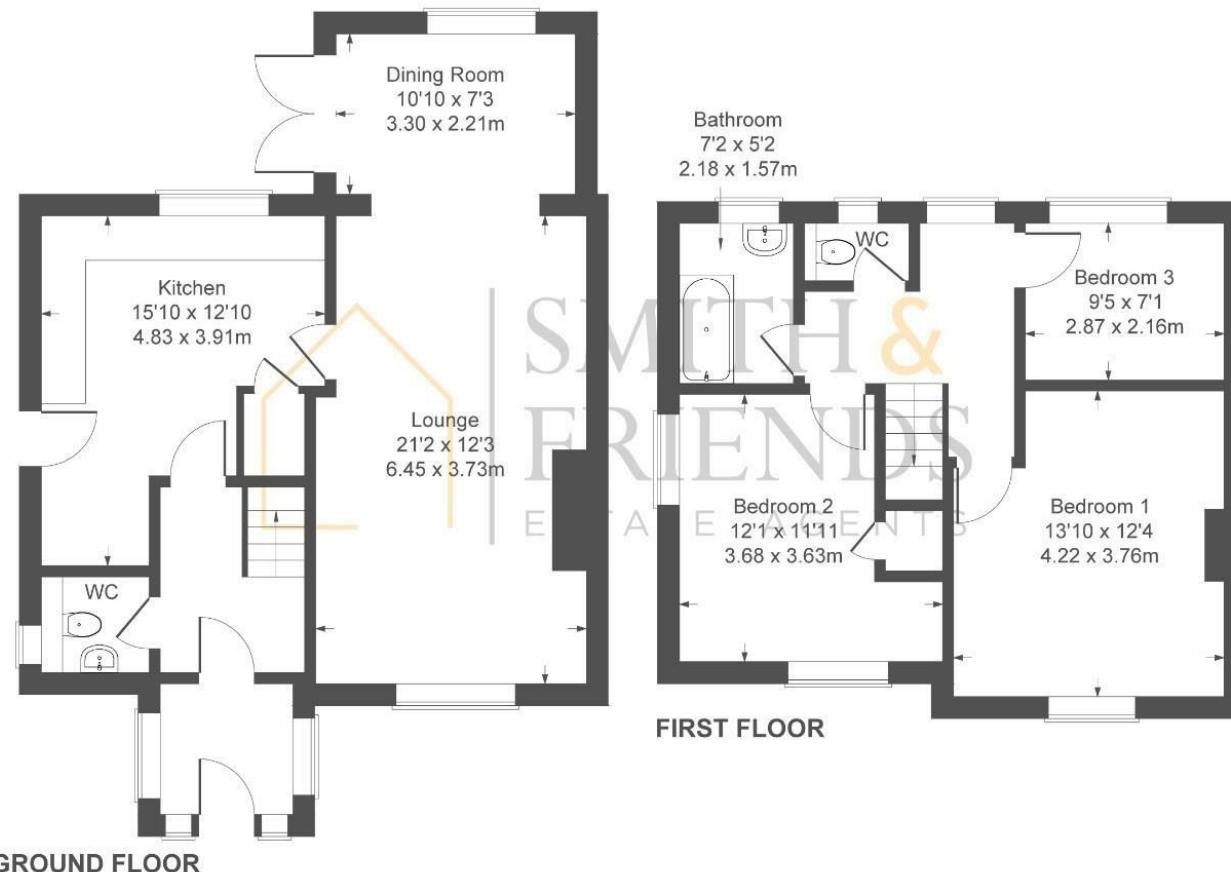
NB

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
1052 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2023
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		82
(81-80) B		69
(69-60) C		
(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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