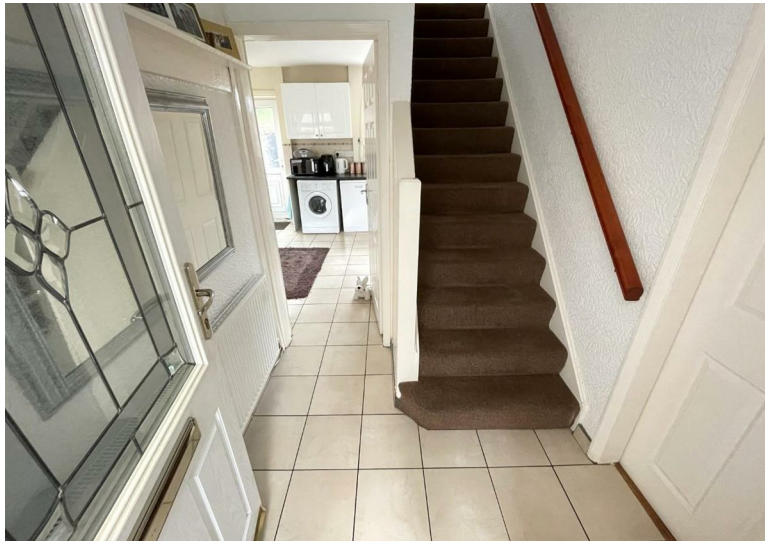




Catcote Road, TS25 4RA
3 Bed - House - Mid Terrace
£94,950

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

***** NO CHAIN INVOLVED *** VACANT POSSESSION ASSURED ***** A spacious **THREE BEDROOM** mid terraced property which occupies a pleasant position on Catcote Road, backing onto the Rossmere estate. The home offers accommodation ideal for a variety of buyers, including first time buyers and families, with useful off street parking and good size rear garden. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance porch through to the entrance hall with stairs to the first floor and access to a spacious through lounge/dining room, the lounge area including an attractive feature fire surround and electric fire. The kitchen/diner incorporates a range of units to base and wall level with space for free standing appliances. To the first floor are three good size bedrooms and the family bathroom with separate WC. Externally is a low maintenance, part lawned front garden with double wrought iron gates opening to a paved driveway. The enclosed rear garden incorporates lawn and patio areas. Local schools and amenities are within easy reach. **VIEWING RECOMMENDED.**





GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, tiled flooring, double glazed composite door to the entrance hall.

ENTRANCE HALL

Tiled flooring, stairs to the first floor with fitted carpet, convector radiator, access to:

THROUGH LOUNGE/DINING ROOM

18'1 x 12'5 (5.51m x 3.78m)

Enjoying a high degree of natural light with uPVC double glazed window to the front aspect, uPVC double glazed French door with matching side screens to the rear, attractive feature fire surround with 'granite' style back and base, inset chrome 'coal' effect electric fire, modern laminate flooring, coving to ceiling, television point, convector radiator.

KITCHEN/DINER

16'9 x 13'9 (5.11m x 4.19m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for free standing gas cooker (included), tiling to splashback, recess with plumbing for dishwasher (included), space for further free standing appliances including recess for washing machine (excluded) and space for a free standing fridge/freezer (excluded), tiling to floor, uPVC double glazed windows to the front and rear aspects, uPVC double glazed door to the rear garden, under stairs storage cupboard, convector radiator.

FIRST FLOOR

LANDING

uPVC double glazed window to the rear aspect, fitted carpet, hatch to loft space.

BEDROOM ONE

12'5 x 10'7 (3.78m x 3.23m)

A good sized master bedroom with uPVC double glazed window to the front aspect, modern laminate flooring, built-in storage cupboard, single radiator.

BEDROOM TWO

12'3 x 11'8 (3.73m x 3.56m)

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

BEDROOM THREE

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

uPVC double glazed window to the rear aspect, fitted carpet, gas central heating boiler, single radiator.

BATHROOM

5'5 x 5'3 (1.65m x 1.60m)

Fitted with a two piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, tiling to splashback, uPVC double glazed window to the rear aspect, convector radiator.

SEPARATE WC

Fitted with a low level WC in white, with part tiled walls and tiled flooring, uPVC double glazed window to the rear aspect.

EXTERNALLY

The property occupies a set back position on Catcote Road, with part lawned front garden, whilst double wrought iron gates open to a paved driveway providing useful off street parking. The enclosed rear garden is of a generous size with lawn and paved patio areas incorporating fenced boundaries.

NB

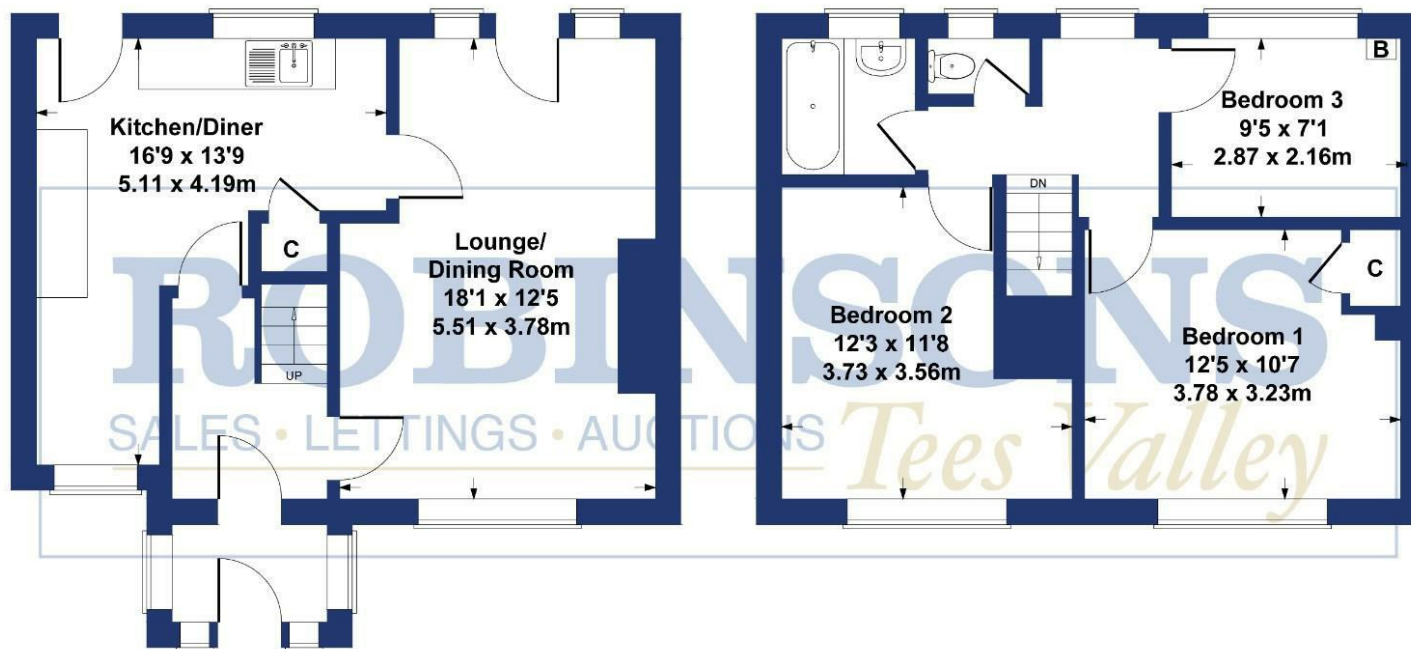
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





Catcote Road

Approximate Gross Internal Area
909 sq ft - 84 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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