



**Catcote Road, TS25 3EB**  
**4 Bed - House - End Terrace**  
**£179,950**

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



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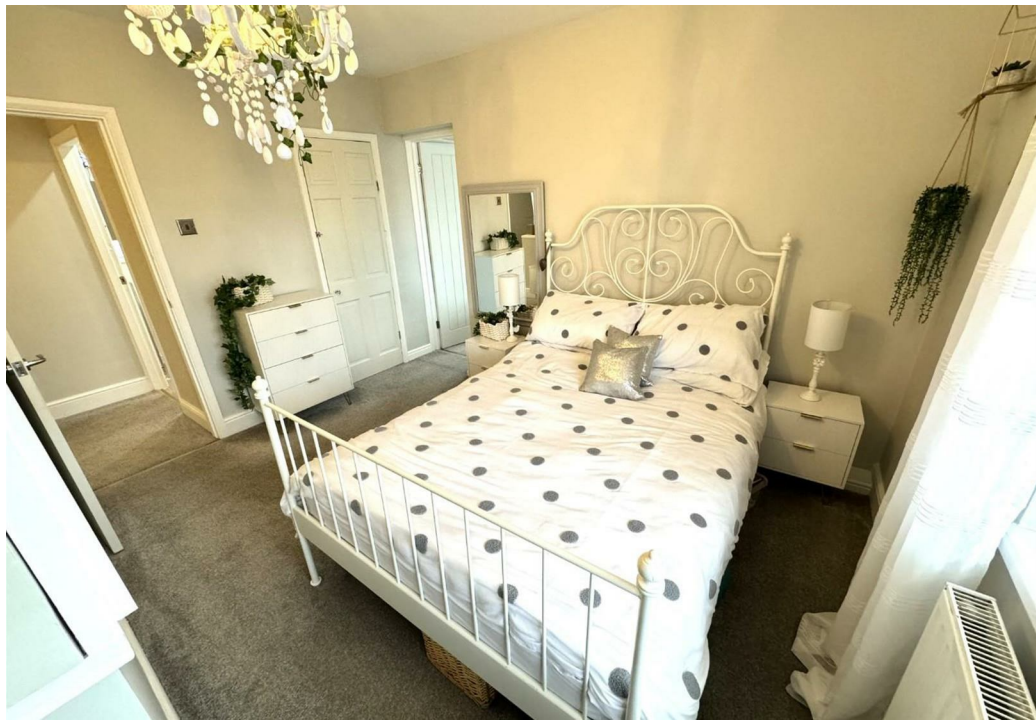
# Catcote Road Hartlepool TS25 3EB

\*\*\*REDUCED\*\*\* EARLY VIEWING RECOMMENDED \*\*\* SIGNIFICANTLY EXTENDED \*\*\* A stunning three/four bedroom end terraced property offering spacious, well proportioned and versatile accommodation, ideal for family requirements. The home has been enhanced by a double storey extension to the side and a generous conservatory extension to the rear. The accommodation features a superb open plan kitchen/diner/family room, whilst being further complemented by a modern family bathroom, tasteful and modern decoration, gas central heating and uPVC double glazing. The internal layout comprises: entrance hall with stairs to the first floor and access to a good size family lounge with feature fire surround, gas fire and French doors through to the conservatory. The open plan kitchen/diner/family room offers an enviable place for entertaining family and friends, with the kitchen area featuring modern units and a range of integrated appliances. A useful guest cloakroom/WC completes the ground floor and to the first floor are four bedrooms, with bedrooms two and three linking together, they are served by the family bathroom which incorporates a four piece suite and separate WC. Externally are low maintenance gardens to the front and rear.











## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door, modern laminate flooring, stairs to the first floor with fitted carpet, radiator with cover included.

### LOUNGE

21'3 x 12'5 narrowing to 11'5 (6.48m x 3.78m narrowing to 3.48m)  
uPVC double glazed window to the front aspect, attractive feature fire surround with inset 'pebble' effect gas fire, fitted carpet, coving to ceiling, convector radiator, uPVC double glazed French doors with matching side screens to the conservatory.

### CONSERVATORY

13' x 10'7 (3.96m x 3.23m)

A generous conservatory extension, currently used as an additional sitting area, with uPVC double glazed French doors to the rear garden, log burner, modern laminate flooring, ceiling fan, power points.

### OPEN PLAN KITCHEN/DINER/FAMILY ROOM

#### KITCHEN AREA

19'8 x 12'9 (5.99m x 3.89m)

Fitted with a quality range of contrasting units to base and wall level with complementing 'sparkling granite' work surfaces with matching splashback incorporating an in set 'Belfast' style sink with chrome dual taps over, built-in electric oven with four ring electric hob above, recess with plumbing for washing machine, modern laminate flooring, coving to ceiling, uPVC double glazed window to the rear aspect, under stairs storage cupboard, modern wall mounted 'column' style vertical radiator.

#### DINING/SITTING AREA

19'8 x 15' narrowing to 8'8 (5.99m x 4.57m narrowing to 2.64m)

DINING AREA: three uPVC double glazed windows to the front aspect, matching laminate flooring, convector radiator; SITTING AREA: matching laminate flooring, inset spotlighting to ceiling, uPVC double glazed French doors with matching side screens to the rear garden.

#### GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin with chrome mixer tap and tiled splashback, close coupled WC, 'tile' effect vinyl flooring, uPVC double glazed window to the side aspect, inset spotlighting to ceiling, convector radiator.

### FIRST FLOOR

#### LANDING

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

### BEDROOM 1

11' x 10'2 excluding wardrobes (3.35m x 3.10m excluding wardrobes)  
Wall to wall wardrobes with mirror fronted sliding doors, uPVC double glazed window to the front aspect, fitted carpet, part panelled wall, coving to ceiling, double radiator.

### BEDROOM 2

10'1 x 9'7 (3.07m x 2.92m)

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

### BEDROOM 3

12' x 11'8 (3.66m x 3.56m)

uPVC double glazed window to the front aspect, two built-in storage cupboards, fitted carpet, convector radiator, access to:

### BEDROOM 4

12' x 8'9 (3.66m x 2.67m)

Access via bedroom three, with two uPVC double glazed windows allowing a good degree of natural light, two double wardrobes, fitted carpet, convector radiator.

### BATHROOM

15'3 x 5'4 extending to 7'3 (4.65m x 1.63m extending to 2.21m)

Incorporating a modern four piece suite and chrome fittings comprising: corner shower cubicle with chrome overhead shower and separate attachment, deep panelled bath with central chrome mixer tap, 'his & hers' pedestal wash hand basins with matching chrome mixer taps, attractive tiling to splashback, 'tile' effect laminate flooring, two chrome heated towel radiators, two uPVC double glazed windows to the rear aspect, coving and inset spotlighting to ceiling, extractor fan.

### SEPARATE WC

Fitted with a close coupled WC in white with grey back and vanity area above, uPVC double glazed window to the rear aspect.

### OUTSIDE

The property features a low maintenance block paved front, with loose slate chippings and brick boundary wall, double wrought iron gates open to provide useful off street parking. A gate to the side of the property leads through to the enclosed rear garden which, again, should prove to be low maintenance, with Indian sandstone paved patio areas, lawn and fenced boundaries.

### NB

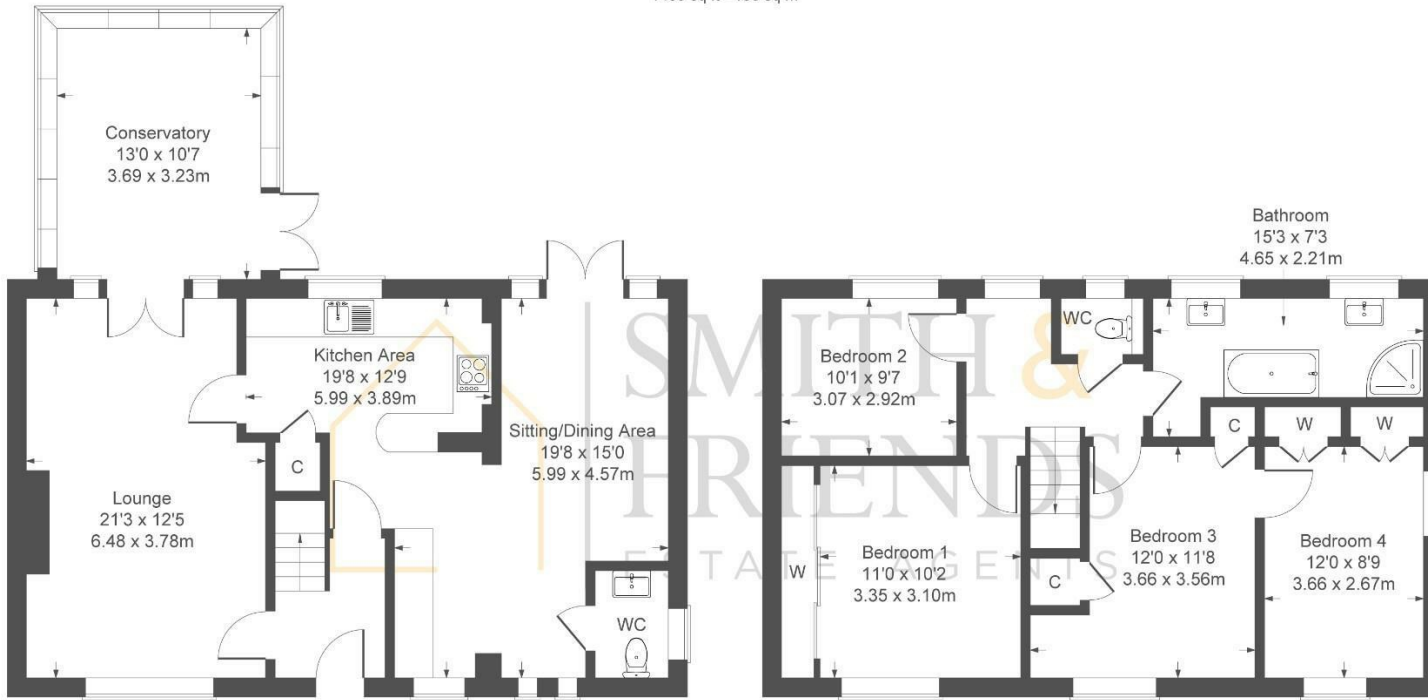
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





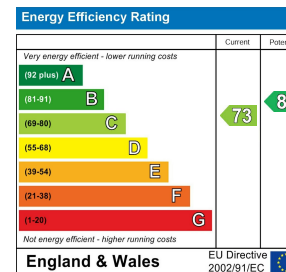
## 351 Catcote Road

Approximate Gross Internal Area  
1459 sq ft - 136 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.



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