



\*\*\* AVAILALBLE NOW\*\*\* A spacious TWO BEDROOM end terraced property occupying a pleasant elevated position on Catcote Road adjacent to the Rossmere Way turn in. The home offers recently improved and upgraded accommodation that features redecoration, new flooring, refitted kitchen, upgraded internal doors, gas central heating via Baxi Duo-Tec boiler, three new radiators to the ground floor and uPVC double glazing. The full layout and features comprise: entrance hall with stairs to the first floor and access to a dual aspect family lounge, the kitchen/diner has been refitted with an attractive range of units which includes a new oven and hob. The side lobby gives access to the rear garden. To the first floor are two generous bedrooms and the bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance pebbled front, with a gate to the side of the property leading through to a spacious west facing rear garden which should prove to be a suntrap in the summer months.

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants £16,500 pa; Guarantor, if required £19,800 pa

BOND £630

(Application is subject to a Holding Fee - please refer to our website for further details)

**Catcote Road, Hartlepool, TS25 4RE**

**2 Bedroom - House - End Terrace**

**£550**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Catcote Road, Hartlepool, TS25 4RE



GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door with attractive central panel, staircase to the first floor, newly fitted carpet, convector radiator, upgraded internal doors, access to:

DUAL ASPECT LOUNGE

15'1 x 10'4 (4.60m x 3.15m)

A pleasant dual aspect family lounge enjoying a high degree of natural light, with uPVC double glazed windows to the front and rear aspects, newly fitted carpet, coving to ceiling, convector radiator.

KITCHEN/DINER

16'9 x 11'3 narrowing to 8'1 (5.11m x 3.43m narrowing to 2.46m)

Refitted with an attractive range of grey units to base and wall level with complementing roll-top work surfaces in an 'L' shaped layout incorporating an inset single drainer resin sink unit with mixer tap, built-in electric oven with four ring gas hob above, both finished in brushed stainless steel (with three year guarantee included), white 'brick' style tiling to splashback, recess for washing machine, wall mounted Baxi Duo-Tec boiler, under stairs storage cupboard, uPVC double glazed windows to the side and rear aspects, newly fitted flooring, convector radiator.

SIDE LOBBY

uPVC double glazed door to the rear garden, walk-in storage cupboard.

FIRST FLOOR

LANDING

uPVC double glazed window overlooking the rear garden, newly fitted carpet, single radiator, upgraded internal doors to each room.

BEDROOM ONE

15'1 x 10'5 (4.60m x 3.18m)

A good sized master bedroom which, again, enjoys a dual aspect with uPVC double glazed windows to the front and rear, newly fitted carpet, built-in storage cupboard, single radiator.

BEDROOM TWO

14'4 x 9'3 (4.37m x 2.82m)

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

BATHROOM/WC

7'9 x 5'6 (2.36m x 1.68m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with dual taps and electric shower over, protective glass shower screen, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, newly fitted flooring, uPVC double glazed window to the rear aspect, single radiator.

EXTERNALLY

The property occupies a pleasant, slightly elevated position on Catcote Road, with the low maintenance front garden being pebbled, with a paved walkway and gated access to the side. The generous enclosed rear garden enjoys a westerly aspect, meaning it should prove to be a suntrap in the summer months, 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.

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.

