



**\*\*\* NO CHAIN INVOLVED \*\*\* RARELY AVAILABLE \*\*\*** A larger style two bedroom detached bungalow that comes with an internal viewing strongly recommended. Close to local amenities and main commuter routes, this lovely property is set back from the main road and positioned on a generous plot in the popular Fens estate. Benefitting from uPVC double glazing, gas central heating and 23ft conservatory. The layout comprises of: 'L' shaped entrance hall, open plan lounge and dining area, modern fitted kitchen with a range of appliances, four piece family bathroom, two double bedrooms and conservatory. Externally are enclosed front and rear gardens, long drive and integral garage.

**Catcote Road, Hartlepool, TS25 2RA**

**2 Bedroom - Bungalow - Detached**

**£250,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: C**



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### 'L' SHAPED ENTRANCE HALL

uPVC double glazed glass panelled door, radiator, cloaks cupboard, access to the loft.

### OPEN PLAN LOUNGE/DINING ROOM

#### LOUNGE AREA

**17'0 x 11'10 (5.18m x 3.61m)**

uPVC double glazed bow window to front, living flame 'coal' effect gas fire with modern surround, radiator.

#### DINING AREA

**10'10 x 8'5 (3.30m x 2.57m)**

uPVC double glazed French doors, radiator.

#### KITCHEN

**10'11 x 10'4 (3.33m x 3.15m)**

Fitted with a range of modern white high gloss wall, base and drawer units with complementary worktops, inset sink and drainer with mixer tap, four ring halogen hob, with illuminating extractor and double oven, integrated fridge and separate integrated freezer, uPVC double glazed window to side and uPVC double glazed glass panelled door to side.

#### FAMILY BATHROOM/WC

**8'2 x 6'8 (2.49m x 2.03m)**

A four piece white and chrome suite with panelled Jacuzzi bath, separate shower cubicle with wall mounted thermostatic shower, wash hand basin and low level WC; co-ordinated tiled walls, heated chrome towel rail, uPVC double glazed window.

#### BEDROOM ONE

**13'7 x 9'11 (4.14m x 3.02m)**

uPVC double glazed window, fitted wardrobes, radiator.

#### BEDROOM TWO

**12'3 x 10'7 (3.73m x 3.23m)**

uPVC double glazed French doors opening into the conservatory, radiator.

#### CONSERVATORY

**23'4 x 9'10 (7.11m x 3.00m)**

Full width conservatory with uPVC double glazed French doors opening onto the rear garden, ceiling fanlights, radiator, tiled flooring.

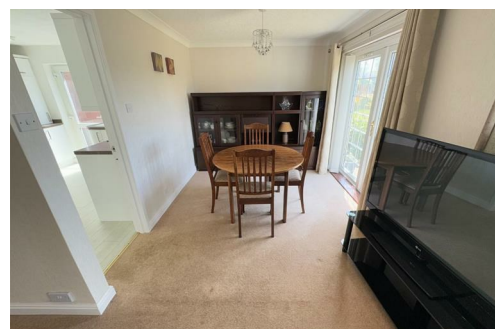
#### STUDY / POTENTIAL UTILITY AREA

**8'4 x 5'7 (2.54m x 1.70m)**

Situated off the conservatory whilst giving access to the garage. Great potential for use as a utility area.

#### EXTERNALLY

The enclosed rear garden affords a good degree of privacy, with well stocked borders and lawn. The front garden is laid to lawn, with a long driveway providing useful off street parking whilst leading to the garage.



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## GARAGE

13'3 x 8'0 (4.04m x 2.44m )

Accessed via an up and over door to the front, personal door to the rear, light, power points and plumbing for washing machine.

## 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.



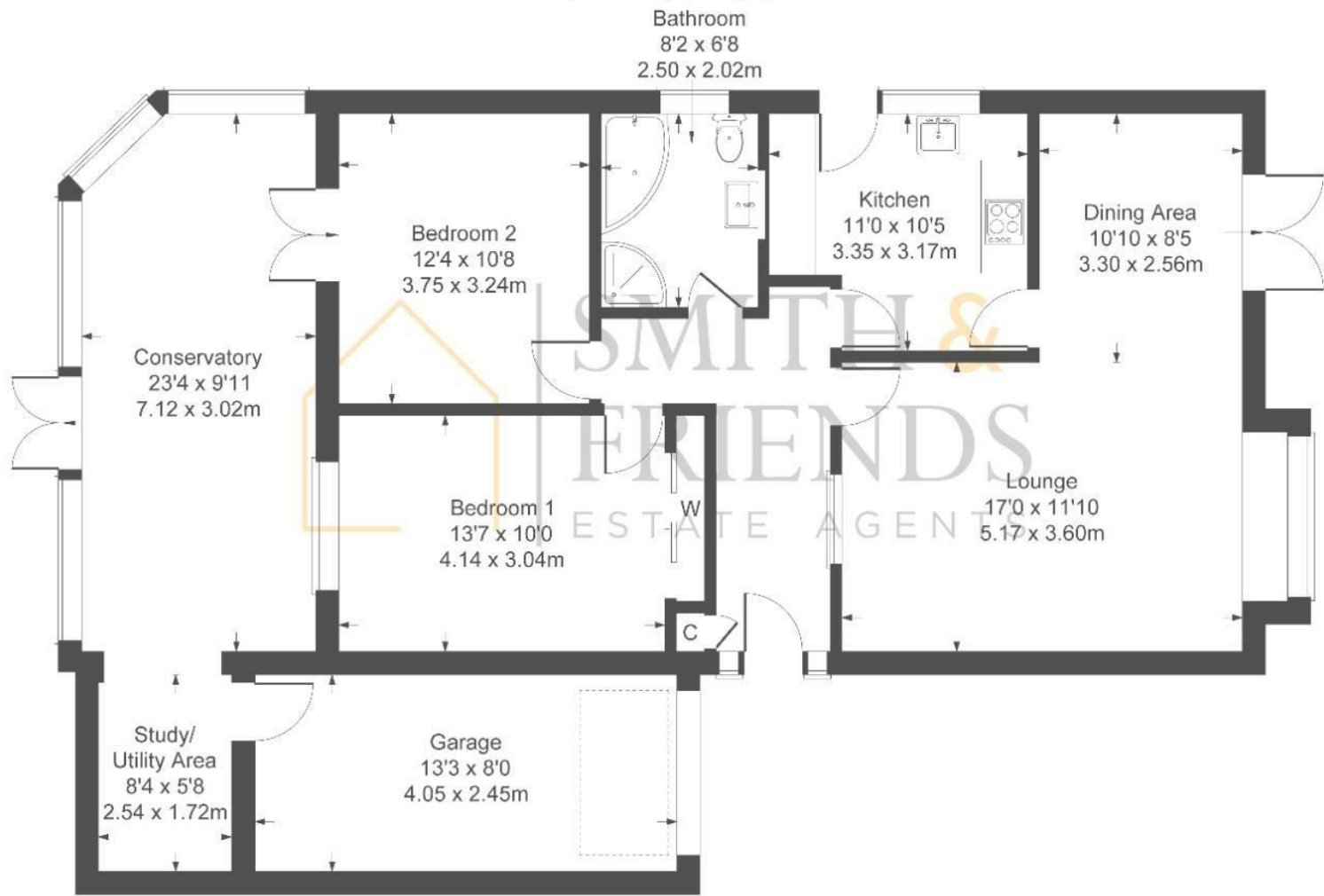
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 84        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 68                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Catcote Road

Approximate Gross Internal Area  
1356 sq ft - 126 sq m  
(Including Garage)



Not to Scale. Produced by The Plan Portal 2025  
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. We 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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