



*****REDUCED*** NO CHAIN INVOLVED ***** A rarely available two bedroom DETACHED BUNGALOW occupying a pleasant set back position in a prime area of the Fens Estate close to both amenities and transport links. The bungalow offers spacious accommodation ideal for those looking to downsize without compromising on space, whilst features include gas central heating and uPVC double glazing. An internal viewing comes recommended to appreciate the undoubted potential on offer, with a layout which briefly comprises: entrance porch through to the inner vestibule with double cloaks cupboard, generous front lounge overlooking a small green area, inner hall, separate dining room (originally bedroom three), conservatory, kitchen, two double bedrooms and bathroom with separate WC. Externally are well stocked gardens to the front and rear with a driveway running alongside providing ample off street parking, whilst leading to the garage. The enclosed rear garden enjoys a high degree of privacy and includes a large bird aviary with potential to be altered for secure storage. The larger than average garage is divided into two parts with scope for garage and utility space. The Fens shops are within a short stroll and the A689 allows quick commuting to and from the surrounding areas. **VIEWING RECOMMENDED.**

Catcote Road, Hartlepool, TS25 2RA

2 Bedroom - Bungalow - Detached

£199,950

EPC Rating: D

Tenure: Freehold

Council Tax Band: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Catcote Road, Hartlepool, TS25 2RA



ENTRANCE PORCH

8'1 x 3'8 (2.46m x 1.12m)

Accessed via uPVC double glazed entrance door, uPVC double glazed windows, aluminium framed double glazed internal door to the entrance with matching side screen.

ENTRANCE VESTIBULE

Built-in double cloaks cupboard, coving to ceiling, single radiator, access to:

GENEROUS LOUNGE

18'1 x 12'6 (5.51m x 3.81m)

A generous lounge with uPVC double glazed bow window to the front aspect, feature fire surround with electric fire, coving to ceiling, double radiator, access to inner hall.

INNER HALL

8'6 x 2'5 (2.59m x 0.74m)

Built-in storage cupboard, coving to ceiling, hatch to loft space, access to:

DINING ROOM

8'9 x 7' (2.67m x 2.13m)

Glazed internal door with matching side screen to the conservatory/sun room, coving to ceiling, single radiator, access to the kitchen.

CONSERVATORY/SUN ROOM

16'9 x 6' (5.11m x 1.83m)

Double glazed sliding patio doors, double glazed windows, sockets.

KITCHEN

9'5 x 8'1 (2.87m x 2.46m)

Fitted with a range of units to base and wall level with brushed stainless steel handles and contrasting roll-top work surfaces in a 'U' shaped layout incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for gas cooker with extractor over, tiling to splashback, recess with plumbing for washing machine, four drawer base unit, uPVC double glazed window looking out to the rear garden, uPVC double glazed side door, recess for free standing fridge/freezer, two built-in storage cupboards, breakfast bar with radiator below.

BEDROOM ONE

11'6 x 8'5 excluding wardrobes (3.51m x 2.57m excluding wardrobes)

'His & hers' double wardrobes, uPVC double glazed window in to the rear conservatory/sun room, coving to ceiling, single radiator.

BEDROOM TWO

9'11 x 9'6 (3.02m x 2.90m)

Built-in double wardrobe, uPVC double glazed window to the front aspect, coving to ceiling, single radiator.

BATHROOM

6'9 x 4'11 (2.06m x 1.50m)

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

SEPARATE WC

6'8 x 2'8 (2.03m x 0.81m)

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



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EXTERNALLY

The property features well stocked gardens to the front and rear, the rear garden enjoying a high degree of privacy, with lawn and large aviary offering potential for further use.

GARAGE/STORAGE AREA

16'6 x 8'3/8'7 x 8'3 (5.03m x 2.51m/2.62m x 2.51m)

Previously used as an aviary, boarded behind the up and over front door which could be removed. Access is provided via the rear garden. The garage is divided in to two areas, with storage/workshop to the rear offering potential for use as a utility area. A long driveway alongside the property provides useful off street parking.

NB

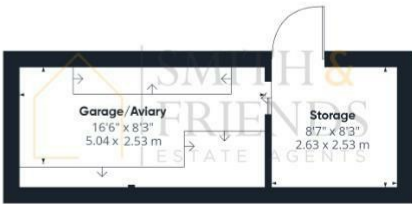
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1082 ft²
100.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(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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