



**Catcote Road, TS25 2RA**  
**3 Bed - Bungalow - Detached**  
**£220,000**

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





## Catcote Road Hartlepool, TS25 2RA

\*\*\* NO CHAIN INVOLVED \*\*\* A spacious THREE BEDROOM detached bungalow occupying a pleasant set back position on Catcote Road in a popular part of the Fens Estate, backing onto Caistor Drive. The bungalow has been enhanced with a large conservatory extension to the rear, whilst further benefitting from gas central heating, uPVC double glazing and alarm system. An internal viewing comes recommended, with a layout which briefly comprises: entrance hall through to the generous front lounge, leading into the inner hall with access to the kitchen/breakfast room, three bedrooms, conservatory and bathroom which incorporates a three piece suite and chrome fittings. The original master bedroom is currently used as a dining room/sitting room with French doors into the conservatory. Externally are pleasant gardens to the front and rear, with a long driveway running alongside the property which leads to the detached garage. The rear garden enjoys a good degree of privacy with lawn and patio areas. Local amenities and transport links are within a short stroll. VIEWING RECOMMENDED.

















**ENTRANCE HALL**

5'6 x 4'9 (1.68m x 1.45m)

Accessed via uPVC double glazed entrance door with uPVC double glazed side screens, double cloaks cupboard, fitted carpet, single radiator, access to:

**GENEROUS FRONT LOUNGE**

17'10 x 12'3 (5.44m x 3.73m)

A generous lounge with uPVC double glazed bow window to the front aspect, attractive feature fire surround with 'marble' style back and base, 'pebble' effect electric fire, fitted carpet, coving to ceiling, double radiator, access to the inner hall.

**INNER HALL**

5'6 x 6'1 (1.68m x 1.85m)

Built-in storage cupboard housing Baxi gas central heating boiler, fitted carpet, hatch to loft space.

**KITCHEN/BREAKFAST ROOM**

11'8 x 8'1 (3.56m x 2.46m)

Fitted with a range of units to base and wall level with complementing work surfaces incorporating an inset one and a half bowl single drainer sink unit with chrome mixer tap, recess for gas cooker with extractor over, tiling to splashback, recess for washing machine, recess for free standing fridge/freezer, five drawer unit to base level, uPVC double glazed window looking out to the rear garden, uPVC double glazed side door, double radiator.

**BEDROOM ONE/DINING ROOM**

11'8 x 8'4 (3.56m x 2.54m)

Offering a variety of uses, with uPVC double glazed French doors into the conservatory, fitted carpet, double radiator.

**CONSERVATORY**

9'1 x 17'6 (2.77m x 5.33m)

A large conservatory extension with uPVC double glazed windows and patio doors which open to the rear garden, modern laminate flooring, lighting, power points, two double radiators.

**BEDROOM TWO**

9'10 x 9'6 (3.00m x 2.90m)

Built-in double wardrobe, uPVC double glazed bow window to the front aspect, fitted carpet, double radiator.

**BEDROOM THREE**

8'9 x 8'10 (2.67m x 2.69m)

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

**BATHROOM/WC**

7'9 x 6'8 (2.36m x 2.03m)

Fitted with a three piece suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, low level WC, tiling to splashback, uPVC double glazed window to the side aspect, vinyl flooring, heated towel radiator.

**EXTERNALLY**

The property features a low maintenance open plan lawned front garden, with a paved driveway running alongside the property providing ample off street parking, whilst leading to the garage. A gate to the side leads through to the generous enclosed rear garden which enjoys a high degree of privacy, with lawn, planted border, paved patio area and fenced boundaries.

**GARAGE**

17'3 x 8'5 (5.26m x 2.57m)

Accessed via an up and over door to the front, personal door from the rear garden, lighting and power points.

**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.







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



Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1079 ft<sup>2</sup>

100.2 m<sup>2</sup>

(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. 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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