



A spacious mid terraced property which is well situated on Catcote Road, close to schools and amenities. The home offers spacious and well proportioned accommodation with three double bedrooms. The property is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor, generous dual aspect lounge, spacious kitchen/diner, separate utility room, three double bedrooms, bathroom and separate WC. Externally the property is set back from the road on a slightly elevated plot, with a low maintenance front and spacious enclosed rear garden which enjoys a westerly aspect. The home has been neutrally decorated throughout and is offered to the market for rent on an UNFURNISHED basis.

**UNFURNISHED NO SMOKERS**

**REQUIRED EARNINGS:** Tenants £20,850pa; Guarantor, if required £25,020pa

**BOND £801**

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

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

**3 Bedroom - House - Mid Terrace**

**£695 Per Calendar Month**

**EPC Rating: C**

**Tenure: Freehold**

**Council Tax Band: A**



Catcote Road, Hartlepool, TS25 4RE

## GROUND FLOOR

### ENTRANCE HALL

Accessed via uPVC double glazed entrance door, tiled floor, stairs to the first floor.

### LIVING ROOM

**18'2" x 12'4" (5.54 x 3.78)**

Large, dual aspect lounge with feature fireplace and bow window.

### KITCHEN/DINER

**11'6" x 13'10" (3.53 x 4.24)**

Spacious kitchen/diner with a comprehensive range of base and wall units, tiled floor, part tiled walls and splashback, integrated single oven with gas hob and stainless steel chimney hood, brand new sink with mixer/shower tap, combi boiler and French doors to the rear garden.

### UTILITY

**5'1" x 5'4" (1.55 x 1.65)**

With plumbing for white goods.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

**12'4" x 11'9" (max) (3.76 x 3.6 (max))**

Large double room with recess ideal for bedroom furniture.

### BEDROOM TWO

**10'7" x 12'5" (3.24 x 3.81)**

Large double room with storage cupboard.

### BEDROOM THREE

**9'5" x 7'2" (2.89 x 2.2)**

Good size third bedroom.

### BATHROOM

**5'4" x 5'4" (1.63 x 1.63)**

Fitted with pedestal washbasin, bath with shower tap and tiled walls.

### SEPARATE WC

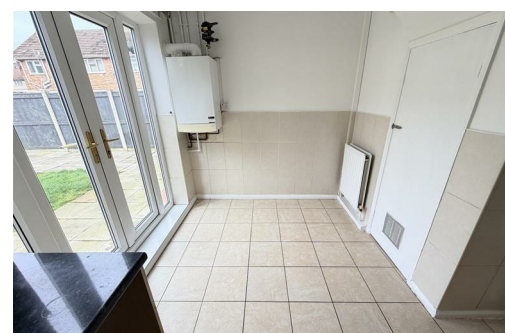
Separate WC with folding door and close coupled WC.

### EXTERNALLY

The property has a small paved and fenced courtyard garden to the front and an enclosed, west facing garden to the rear with flagged patio, brick built store and ample lawn.

### 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 landlord, nor their agent.



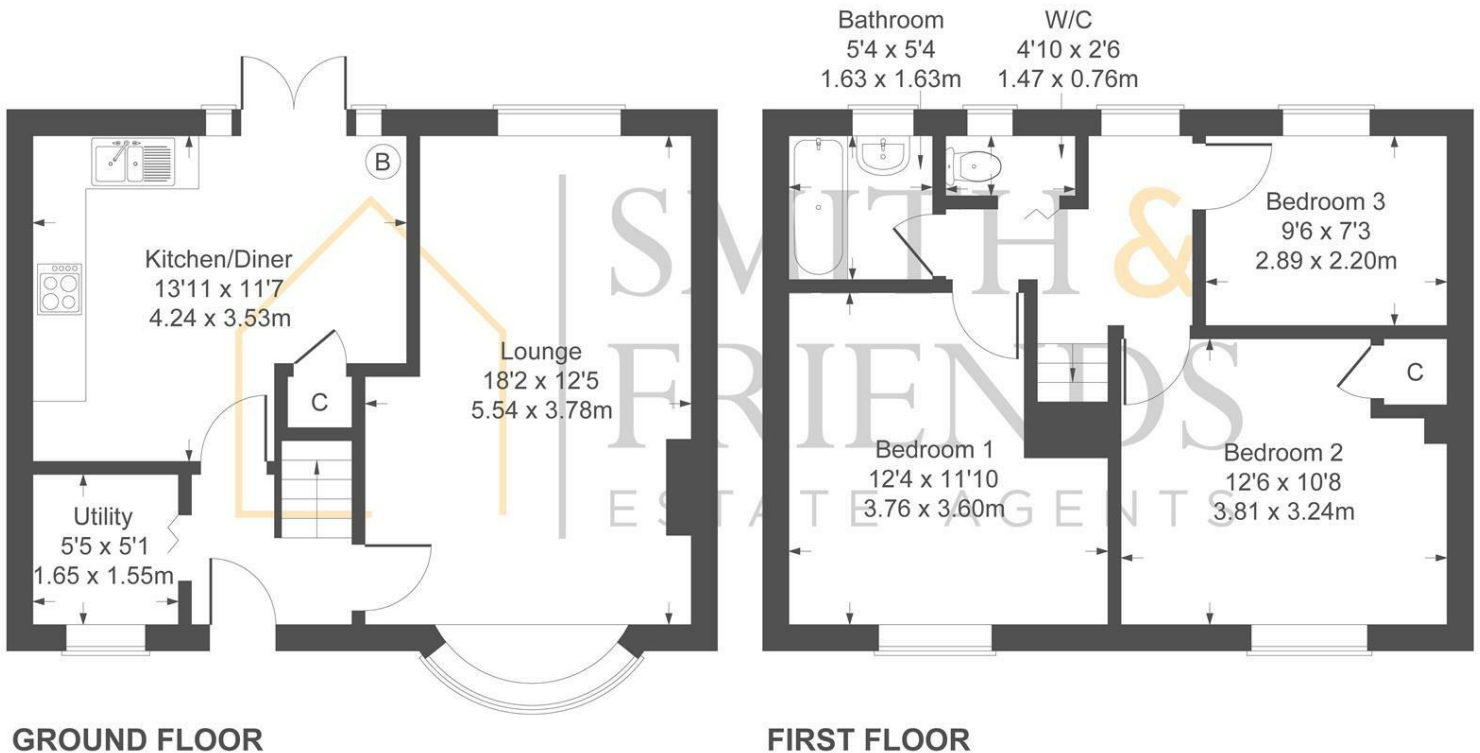


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Catcote Road, Hartlepool, TS25 4RE

## Catcote Road

Approximate Gross Internal Area  
904 sq ft - 84 sq m



GROUND FLOOR

FIRST FLOOR

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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