



### IDEAL FIRST TIME BUYER PROPERTY!

Fully redecorated and ready to move into, this spacious property offers a generous floorplan along with family sized gardens making it ideal for families and first time buyers. The property comprises of a large dual aspect lounge with bow window and 'Adams' style fireplace, utility/boot room with plumbing for white goods and a spacious kitchen/diner with French doors out to the sunny, west facing rear garden. To the first floor are three good sized bedrooms and family bathroom with separate WC.

Being sold with NO ONWARD CHAIN, viewing is essential.

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

**3 Bed - House - Mid Terrace**

**£105,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



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



## **GROUND 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**

### **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)**

Generous single or small double 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**

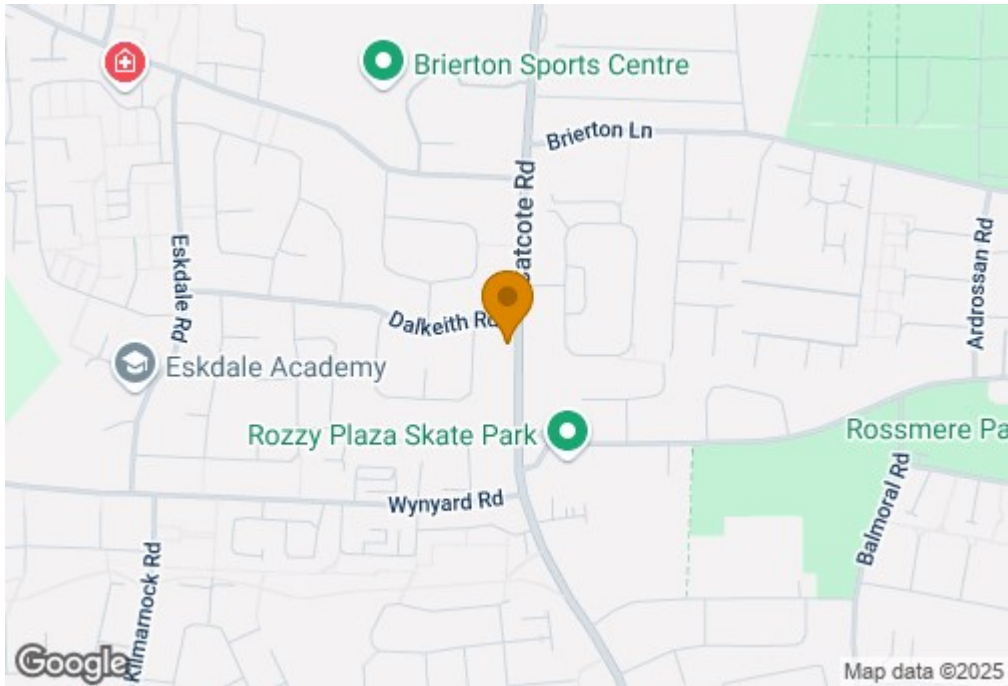
The property has a small paved and fenced courtyard garden to the front and an enclosed, west facing garden to the rear with flagged patio, brick built store and ample lawn.

### **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 seller, nor their agent.



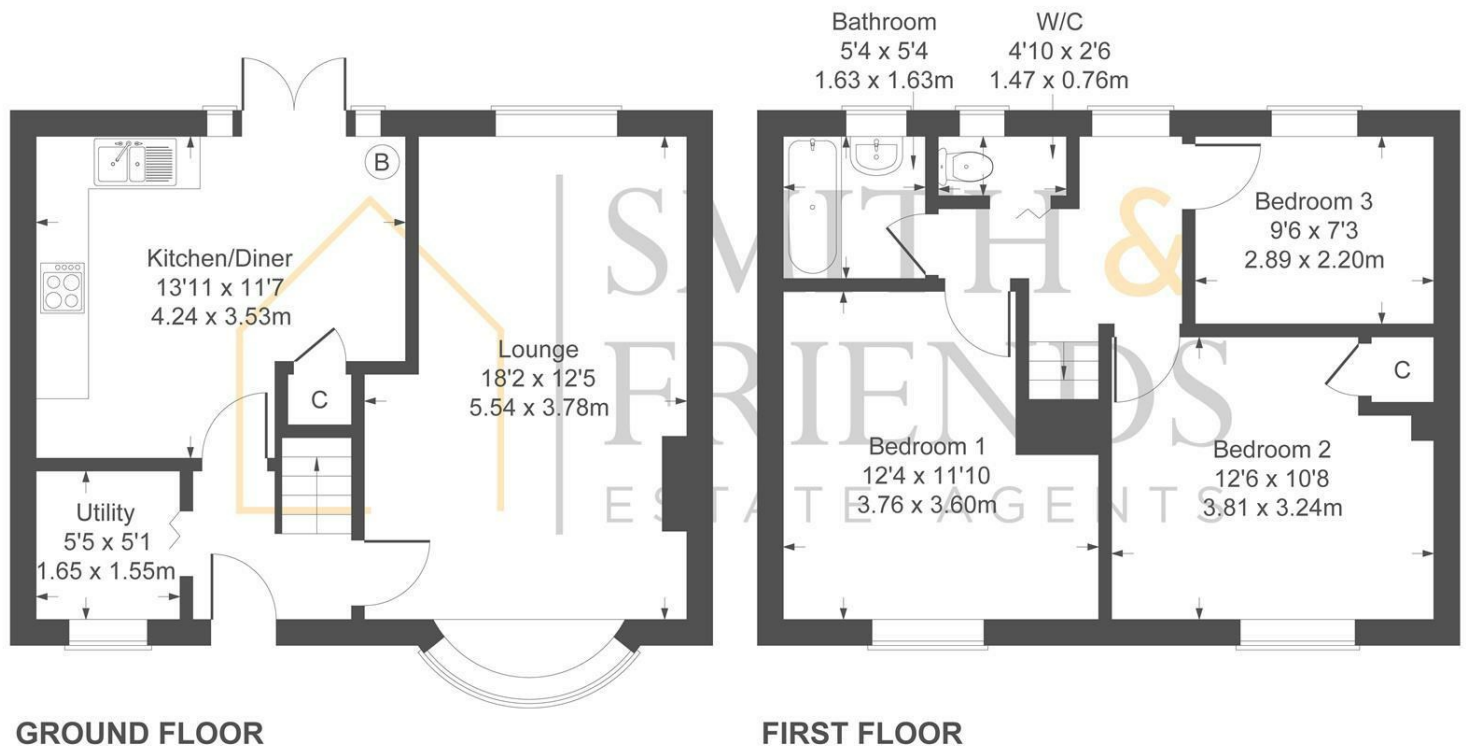
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

## Catcote Road

Approximate Gross Internal Area  
904 sq ft - 84 sq m



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. 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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