



Welcome to this charming semi-detached house located in a sought-after residential area. This property offers a perfect blend of comfort and convenience, boasting a spacious layout suitable for modern living. The house features a cosy living room, a well-equipped kitchen, and four generously sized bedrooms, offering ample space for a growing family or those looking for extra room to create a home office. Additionally, the property benefits from a garage, providing extra storage space.

## Catcote Road

Hartlepool, County Durham, TS25

Asking Price:

**£210,000**

EPC Rating: C



**Living Room:**  
10'6" x 15'9" (3.2m x 4.8m)

**Kitchen:**  
7'10" x 13'9" (2.4m x 4.2m)

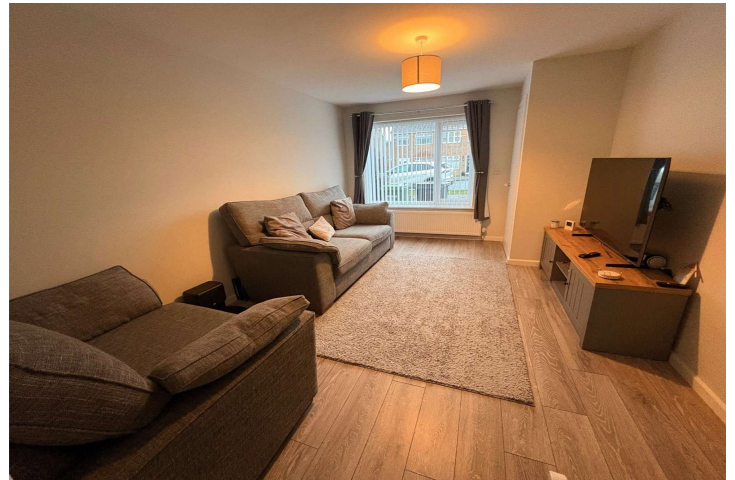
**Reception Room:**  
7'3" x 10'6" (2.2m x 3.2m)

**Reception Room:**  
9'2" x 18'8" (2.8m x 5.7m)

**Reception Room:**  
6'3" x 15'1" (1.9m x 4.6m)

**Bedroom one:**  
13'9" x 9'6" (4.2m x 2.9m)

**Bedroom two:**  
13'9" x 9'6" (4.2m x 2.9m)



For additional information and full photo gallery  
please visit [www.holbrookandco.co.uk](http://www.holbrookandco.co.uk)



**Bathroom:**  
**10'6" x 4'11" (3.2m x 1.5m)**

**Bedroom three:**  
**7'3" x 6'11" (2.2m x 2.1m)**

**En suite:**  
**4'3" x 4'7" (1.3m x 1.4m)**

**Bedroom four:**  
**7'3" x 5'3" (2.2m x 1.6m)**



**Bathroom:**  
**2'11" x 3'11" (0.9m x 1.2m)**

**Material information:**

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

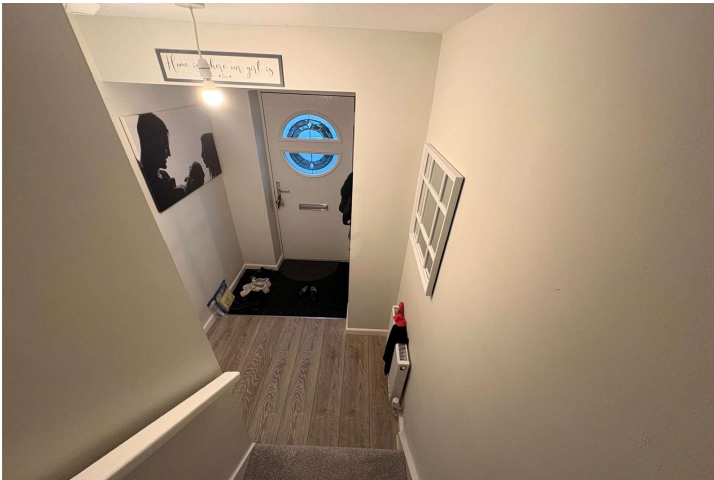
MAINTENANCE/SERVICE CHARGES-n/a

PARKING ARRANGEMENTS: Driveway

**BROADBAND SPEED:** The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

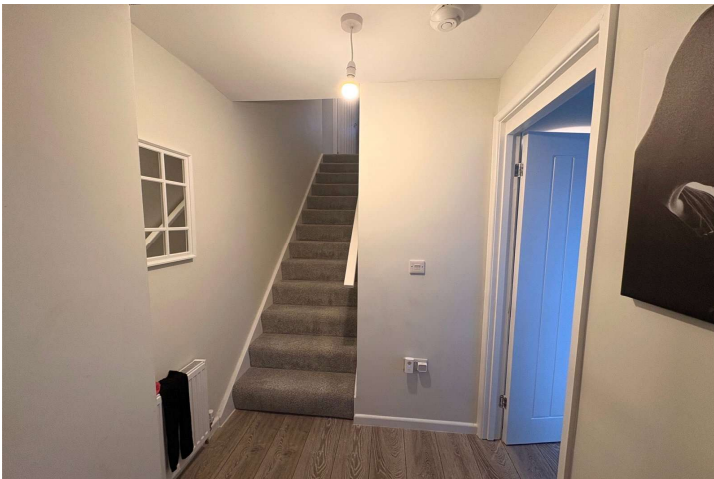
ELECTRIC CAR CHARGER- No

**MOBILE PHONE SIGNAL:** No known issues at the property



**NORTH EAST OF ENGLAND- EX MINING AREA:** We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion. The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

**Disclaimer:**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract