HOLBROOK & CO
ESTATE AGENTS



3 Bedrooms

Introducing this spacious detached bungalow is nestled in the heart of the sought-after Fens Estate, offering significant potential to renovate and personalise. Comprising three generously sized bedrooms, the property boasts bright and airy rooms that create a welcoming atmosphere throughout.

The sizeable kitchen provides ample space for both storage and meal preparation, while the living areas are perfect for relaxing or entertaining

Catcote Road

South Fens, Hartlepool, TS25

Asking Price:

£220,000

EPC Rating: To be

01429 856565 | hartlepool@thecastledenegroup.com | **www.holbrookandco.co.uk**
127 York Road, Hartlepool, TS26 9DL



Kitchen:
8'7"x12' (2.62mx3.66m)
Wooden Flooring
Dark Wooden units
Tiled backsplash
Radiator
Double Glazed UPVC Window



Garage:
8'6"x17'3" (2.6mx5.26m)
White Brick Painted Walls
Garage internal door
Electric throughout

Living Room:
10'11"X19'4" (3.33mX5.9m)
Carpet
Patio Doors
Gas Fire
Radiator

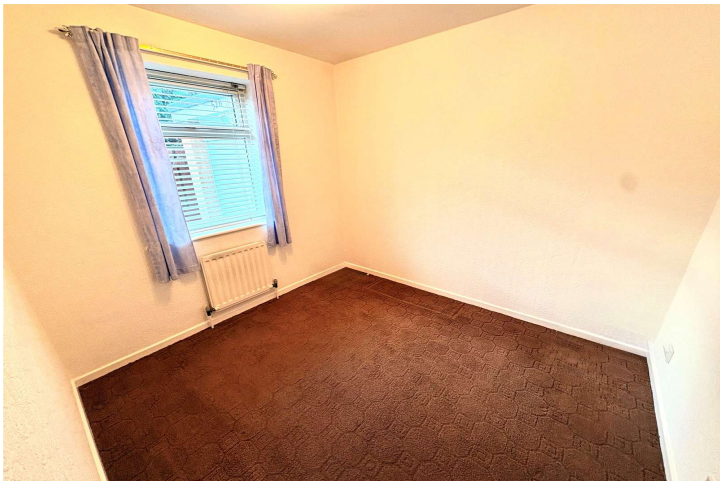


Bathroom:
5'7"x7'11" (1.7mx2.41m)
Tiled Walls
White Bathroom suite
Double Glazed UPVC Window
Radiator

For additional information and full photo gallery please visit **www.holbrookandco.co.uk**









Master Bedroom:
8'8"x12'1" (2.64mx3.68m)
Carpet Bedroom
Double Glazed UPVC Window
Radiator

Bedroom:
7'10"x8'8" (2.4mx2.64m)
Radiator
Carpet
Double Glazed UPVC Windows

Bedroom:
11'x9' (3.35mx2.74m)
Double Glazed UPVC Window
Carpet
Radiator

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 & Garage

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

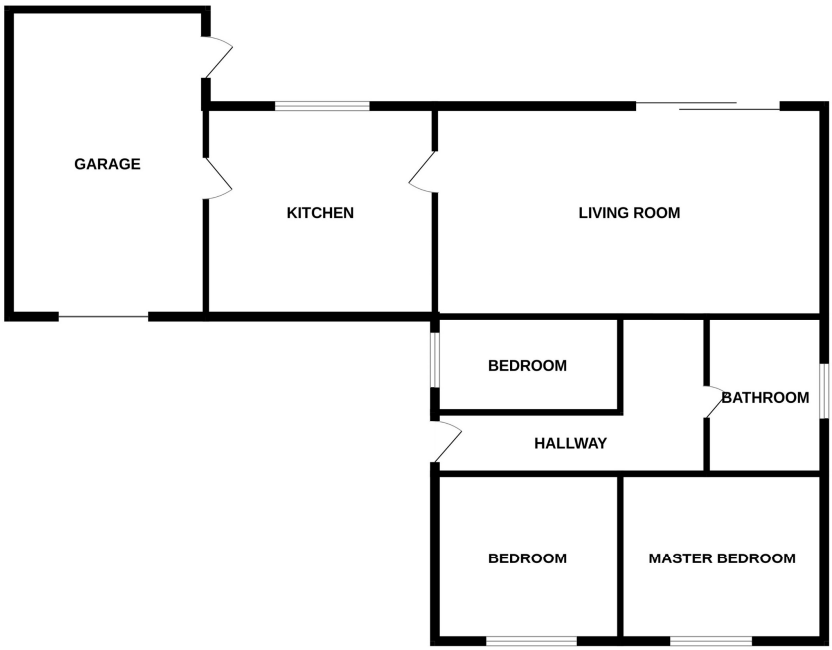
ELECTRIC CAR CHARGER- No

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:
Your home is at risk if you do not keep up repayments on your mortgage or other loans

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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