



Hutton Avenue, Hartlepool TS26 9PW

welcome to

Hutton Avenue, Hartlepool

This stunning, period style, family home, perfectly blends original period character with contemporary living. A superbly improved, 6 Bedroomed, Victorian, semi detached home which has undergone extensive refurbishment over recent years and has been transformed into luxury living accommodation.

Entrance Porch

Door to front with original attractive glazing above and to side, internal door leading to:-

Welcoming Hallway

2 radiators, staircase to First Floor, original coving and architrave work, hardwood flooring, deep understairs storage cupboard with shelving, cloaks cupboard for storage, walk in larder with shelving and electric points, space for chest freezer.

Lounge

17' excluding bay x 17' 4" into alcoves (5.18m excluding bay x 5.28m into alcoves)
Double glazed deep bay window to front, radiator, original coving, feature marble fireplace with marble inset and hearth plus inset coal effect.

Reception Room 2

17' 1" x 16' 2" (5.21m x 4.93m)
Double glazed French doors leading to rear Garden, double glazed window to side, feature marble fireplace with feature flame inset, TV point, original coving, ceiling rose, radiator.

Shower Room

3 piece suite comprising of:- fitted corner shower with Mira electric shower, vanity unit wash hand basin with 2 drawers and a mixer tap, close coupled WC with chrome dual flush, touch wall mounted mirrored vanity unit, tiled flooring, tiled walls, double glazed opaque window to side, chrome heated towel rail, extractor fan.

Reception Room 3

14' 9" x 13' 5" (4.50m x 4.09m)
Double glazed French doors leading to side patio with matching windows to side, hardwood flooring, radiator, electric underfloor heating, access to:-

Kitchen

21' 1" x 13' 5" (6.43m x 4.09m)
Fitted with a range of white high gloss wall and base units with granite work top surfaces, centralised granite island with pop up electric points, 6 ring Range cooker with chimney style extractor fan above, tiled flooring, space for large fridge freezer, spotlighting, built in breakfast bar with stools, archway through to Utility area, sink with mixer tap, microwave grill, electric underfloor heating, set of UPVC bi-folding doors leading to rear Garden, archway leading to:-

Inner Lobby

Double glazed door to side.

Utility Area

Plumbing for washing machine and tumble dryer, shelving, double glazed window to side.

Three Quarter Landing

Access to roof void, storage airing cupboard with boiler and hot water cylinder inside, double glazed window to side, radiator.

Bedroom 1

13' 5" excluding bay x 9' 9" (4.09m excluding bay x 2.97m)
Double glazed bay window to rear, radiator.

Bedroom 2

11' 6" x 9' 7" (3.51m x 2.92m)
Double glazed window to side, radiator.





Bathroom

Re-fitted with a beautifully appointed 4 piece suite comprising of:- walk in double shower with French style shower and shower attachment, free standing bath with centralised mixer tap and shower attachment, vanity unit wash hand basin with a mixer tap, close coupled WC, part tiling to walls, tiled flooring, chrome fitting spotlighting, chrome heated towel rail, extractor fan, double glazed opaque window to side, wall mounted mirror, electric underfloor heating.

First Floor Landing

Storage cupboard with shelving, stairs to Second Floor.

Bedroom 3

17' 1" x 15' 5" (5.21m x 4.70m)
Double glazed window to rear, radiator.

Bedroom 4

17' 4" x 16' 2" (5.28m x 4.93m)
Double glazed deep bay window to front, radiator.

Bedroom 5

12' 5" x 7' 5" (3.78m x 2.26m)
Double glazed window to front, radiator.

Second Floor Landing

Velux window, access to roof void, radiator.

Bedroom 6

16' 4" x 15' 4" (4.98m x 4.67m)
2 Velux windows to rear, 2 double glazed windows to side, 2 radiators, TV point, under eaves storage, walk in wardrobe (15ft 5in by 5ft 8in), fitted with a range of wardrobes and drawers, spotlighting.

En Suite

Double walk in shower cubicle with drench style shower plus multi jet shower attachment, His and Hers vanity wash hand basin with chrome mixer tap plus storage under, tiled flooring, part tiled walls,

chrome heated towel rail, close coupled WC, extractor fan, spotlighting, wall mounted vanity mirror, Velux window to front, electric underfloor heating.

Externally

Front

Block paved Driveway with space for numerous vehicles, inset lighting to front, small soiled area for bedding plants.

Rear Garden

South facing, mostly laid to lawn, brick enclosed, fence to both sides, large patio area, gated access down to a block paved Driveway leading down to a larger than average Garage, electric point to bottom left hand corner for outside electric.

Garage

28' 1" x 9' 6" (8.56m x 2.90m)
Up and over door, light and power.

Side Courtyard

Double gated access to the front, leading to a single double tandem Garage, outside tap.



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welcome to

Hutton Avenue, Hartlepool

- GARAGE
- STUNNING
- SOUTH FACING REAR GARDEN
- IMPROVED
- 3 RECEPTION ROOMS

Tenure: Freehold EPC Rating: E

£375,000



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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