



## 96 Butterstone Avenue

, Hartlepool, TS24 0GB

**Offers Over £272,000**



Igomove are pleased to offer to the market this fantastic five bedroom detached house located on a new coastal development, benefitting from NHBC warranty it provides a wealth of key desirable attributes such as; five well proportioned bedrooms, ( master befitting from en-suite facilities), immaculate family bathroom, open concept kitchen diner, superb lounge, useful utility room, guest cloakroom, integral garage, four vehicle driveway, wrap around gardens, uPVC double glazing, gas central heating, fitted blinds, laminate flooring, immaculate decor, stunning rear aspect sea views, management fee applies, freehold.



Attractive contemporary facade, superb coastal location, enviable end position, generous lawned garden, ample quadruple driveway to integral garage, front door into;

Large entrance hall with stairs to the first floor accommodation and with fitted storage cupboard, laminate flooring, pristine decor.

Delightful lounge with window to the front elevation, immaculately presented with laminate flooring.

Contemporary open concept kitchen diner fitted with a selection of white high gloss larder, wall, base and drawer cabinets, complimentary heat resistant surfaces, peninsular breakfast bar, integrated oven, integrated gas hob, stainless multifunction extractor hood, integrated fridge freezer, stainless sink with chrome mixer tap, ample dining space, French doors opening to the rear garden.

Useful utility room with half glazed rear access door, plumbing for washing machine, space for tumble dryer, cabinets fitted in keeping with the kitchen, ample space to perform laundry duties.

Guest cloakroom comprising close coupled WC and pedestal wash basin, pastel decor.

To the first floor;

Master double bedroom located to the front of the property, impeccably presented with access to;

En suite shower room which comprises oversized shower enclosure, close coupled WC and pedestal wash basin, stylish tiling.

Bedroom two is a generous double with front elevation window, pristine decor.

Bedroom three is another good sized double with rear aspect window, immaculate decor.

Bedroom four is a further double bedroom situated to the rear, beautifully presented.

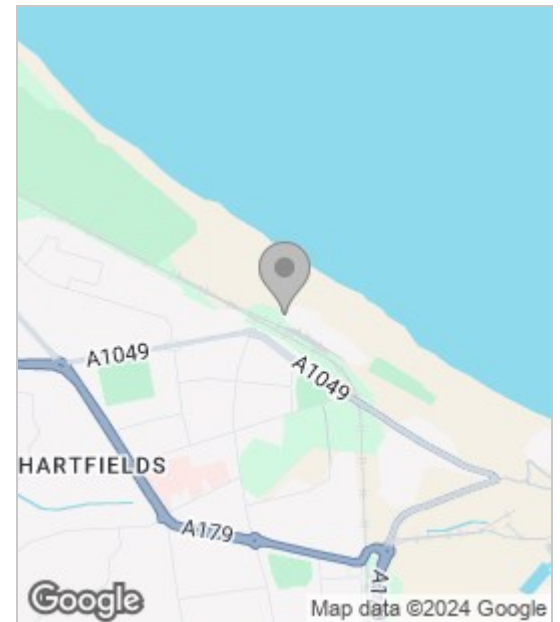
Bedroom five is well proportioned single with rear aspect views, immaculate decorative order.

The family bathroom comprises bath, over bath shower and glass shower screen, close coupled WC and pedestal wash basin, excellent tiling.

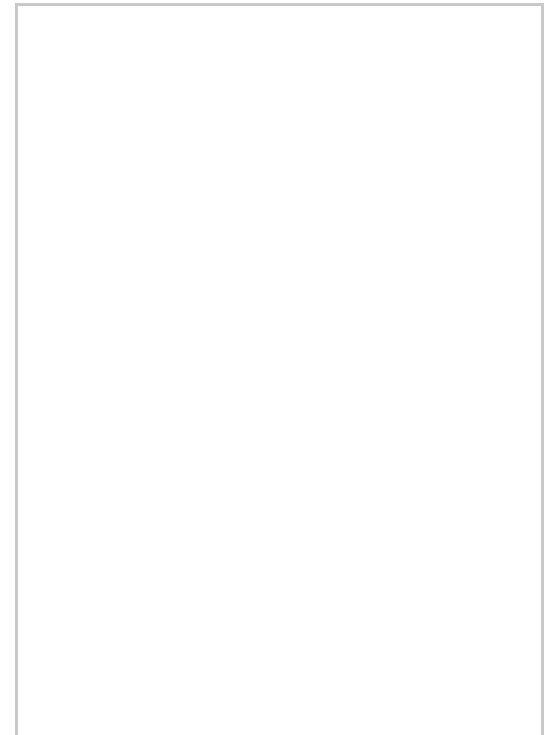
To the rear/ side is an enclosed garden of excellent proportions laid to lawn with patio.

Offered chain free, this stylish and spacious property constructed by renowned builders Persimmon homes is within strolling distance of the beach and is absolutely not to be missed, contact us at Igomove at your first opportunity to view.

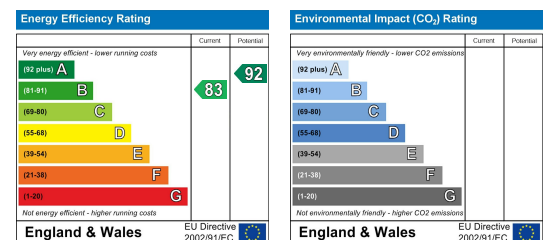
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.