



**Butterstone Avenue, Hartlepool TS24 0GA**

## welcome to

### Butterstone Avenue, Hartlepool

A superb, 3 bedroom, modern, detached home with uninterrupted sea views. This elegant residence is situated on the popular Marine Point development on the historic Headland.

#### Agents Note

Please note there is a management charge of £220 per annum on this property.

#### Entrance Hallway

Composite door to front, staircase to first floor, understairs storage cupboard, window to side, radiator.

#### Cloakroom

Wc, pedestal wash hand basin, extractor fan, radiator.

#### Lounge

12' 9" x 12' 3" ( 3.89m x 3.73m )

Window to front, plasma style electric fire, radiator.

#### Kitchen/ Diner

9' 3" x 18' ( 2.82m x 5.49m )

With a range of wall and base units and contrasting working surfaces, 1 1/2 stainless steel sink/drainer unit with chrome mixer tap, oven, hob and extractor fan above, window to rear, french doors to rear, radiator.

#### Utility

8' 5" x 5' 4" ( 2.57m x 1.63m )

Composite door to side, wall mounted boiler, plumbing for American fridge freezer, radiator.

#### First Floor

#### Landing

Loft access with ladder, window to side, storage cupboard.

#### Bedroom 1

13' Including robes x 10' 7" Max ( 3.96m Including robes x 3.23m Max )

Window to front, fitted robes, radiator.

#### En-Suite

Shower cubicle with mains shower, vanity wash hand basin, wc, chrome heated towel rail, spotlighting, extractor fan, window to front.

#### Bedroom 2

9' 6" x 9' 5" ( 2.90m x 2.87m )

Window to rear, radiator.

#### Bedroom 3

8' 3" x 9' 5" ( 2.51m x 2.87m )

Window to rear, radiator.

#### Bathroom

Bath with electric shower and glass shower screen, pedestal wash hand basin, wc, unique chrome mixer tap, extractor fan, window to side.

#### Externally

#### Front Garden

Unique pathway to garage.

#### Rear Garden

South facing, lawn area, mature shrubbery, shed.

#### Garage





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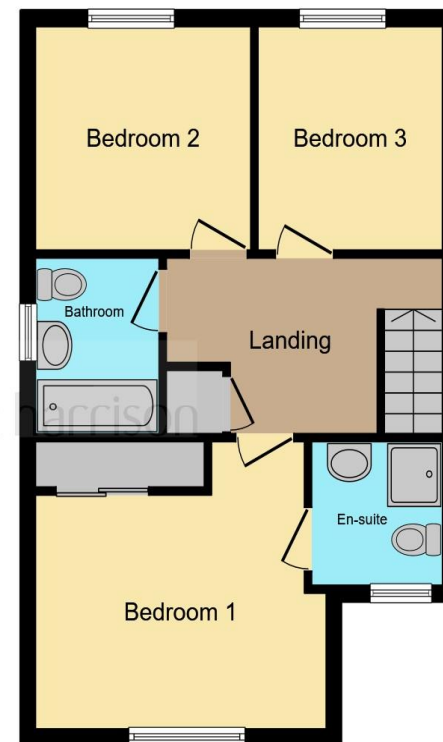
- UNINTERRUPTED SEA VIEWS
- MODERN
- SOUTH FACING REAR GARDEN
- DRIVEWAY
- GARAGE

Tenure: Freehold EPC Rating: B

**£230,000**



**Ground Floor**



**First Floor**

This floor plan 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 cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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