



**Butterstone Avenue, Hartlepool TS24 0GA**

**welcome to**

## **Butterstone Avenue, Hartlepool**

This ultra modern, four bedroom, detached home is the epitome of contemporary living, offering a stylish and functional layout designed for today's lifestyle.

### **Entrance Hall**

Composite door to front, radiator, storage cupboard and stairs to first floor.

### **Cloakroom**

Window to side, low level low flush WC, corner pedestal wash hand basin.

### **Lounge**

15' 7" x 10' 9" (max) ( 4.75m x 3.28m (max) )  
Window to front, radiator, door to kitchen/diner

### **Kitchen/Diner**

18' 4" (max) x 10' 2" ( 5.59m (max) x 3.10m )  
Window to rear, french doors to rear, fitted with a range of wall and base units with modern complimenting working surfaces and co-ordinating splashbacks , under stairs storage cupboard, integrated fridge/freezer, oven, hob with extractor over, double doors from living room.

### **Utility Room**

7' 1" x 6' 1" ( 2.16m x 1.85m )  
Composite door to side, plumbing for washing machine, boiler, radiator.

### **First Floor Landing**

Loft hatch access, cupboard.

### **Bedroom 1**

14' 4" (max) x 13' 3" (max) ( 4.37m (max) x 4.04m (max) )  
Window to front, over stairs storage cupboard, radiator.

### **En Suite**

Shower cubicle with mains shower , pedestal wash hand basin, low level low flush, radiator, window to side.

### **Bedroom 2**

12' 2" x 9' 4" ( 3.71m x 2.84m )  
Window to front, radiator.

### **Bedroom 3**

9' 3" x 9' 6" ( 2.82m x 2.90m )  
Window to rear, radiator.

### **Bedroom 4**

9' 6" x 7' 2" ( 2.90m x 2.18m )  
Window to rear, radiator.

### **Bathroom**

Attractive white suite comprising, bath with mixer tap , pedestal wash hand basin, low level low flush WC, window to rear, radiator.





### **Externally**

#### **Front**

Off street parking for several vehicles.

#### **Rear Garden**

South facing enclosed rear garden, predominantly laid to lawn, offers a private outdoor retreat.

### **Garage**



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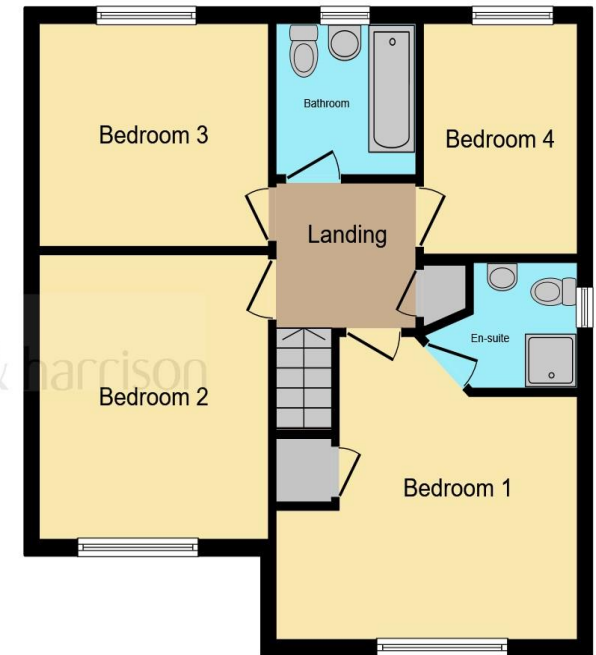
- GARAGE
- SOUTH FACING GARDEN
- EN SUITE
- ULTRA MODERN
- UTILITY ROOM

Tenure: Freehold EPC Rating: B

**£230,000**



**Ground Floor**



**First Floor**

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**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



**[mannersandharrison.co.uk](http://mannersandharrison.co.uk)**