



Buttercup Close, HARTLEPOOL TS26 0FE

welcome to

Buttercup Close, HARTLEPOOL

Positioned in a cul-de-sac, is this spacious four bedroomed detached family home in the desirable residential location of Bishop Cuthbert. This property has a host of desirable attributes including a garage conversion which now provides a spacious second reception room.

Entrance Porch

Entered via UPVC double glazed door, window panel, feature brick wall, vinyl flooring, composite double glazed door leading into entrance hallway.

Entrance Hallway

Three door storage cupboard, laminate flooring, radiator, stairs to first floor, doors leading to all principal rooms.

Ground Floor Wc

Low level low flush wc, radiator, pedestal wash hand basin with tiled splashback, vinyl flooring.

Lounge

11' 5" x 15' 1" (3.48m x 4.60m)
UPVC double glazed window to front, radiator, TV point, entered via double doors.

Breakfasting Kitchen/ Dining

18' 2" x 10' 11" Max (5.54m x 3.33m Max)
Dining area comprising laminate flooring, UPVC double glazed French doors to rear, space for dining table. Kitchen area comprising vinyl flooring, beautiful range of cream wall and base units with contrasting woodchop working surfaces, UPVC double glazed window to rear, integrated fridge, integrated dishwasher, stainless steel sink/ drainer unit with mixer tap, inset electric oven, 4 ring gas hob with stainless steel splashback and stainless steel chimney style extractor over, matching upstands to working surfaces and tiled upstand, door leading to the utility.

Utility

5' 2" Max x 6' 4" Max (1.57m Max x 1.93m Max)
Composite double glazed door to side, wall mounted ideal logic boiler, plumbing for washing machine, space for free standing fridge freezer, vinyl flooring, extractor fan.

Reception Room 2

8' 1" x 30' 9" (2.46m x 9.37m)
Part of the room is used currently as a dining room with vinyl flooring and UPVC double glazed French doors to the rear garden, second part of the room has been used as a snug/ reception room with UPVC double glazed window to front, radiator, TV point. This was the garage that has been converted.

First Floor

Landing

Stairs from hallway, loft hatch access , built in storage cupboard housing water tank, UPVC double glazed window to side, radiator, doors leading to all principal rooms.

Bedroom 1

15' 4" Max x 11' 6" Max (4.67m Max x 3.51m Max)
UPVC double glazed window to front, radiator, 4 door built in wardrobes, door leading to ensuite.

Ensuite

UPVC double glazed window to front, low level low flush wc, pedestal wash hand basin, half tiled walls, double walk in shower cubicle with tiled surround and mixer tap, radiator, vinyl flooring, extractor fan.

Bedroom 3

7' 10" x 8' 8" (2.39m x 2.64m)
UPVC double glazed window to rear, radiator, double doors leading to a dressing room.





Dressing Room/ Bedroom 4

7' 10" x 7' 6" (2.39m x 2.29m)

UPVC double glazed window to the rear, radiator, double doors leading into bedroom 3, three door built in wardrobes.

Family Bathroom

Panelled bath with tiled surround, low level low flush wc, pedestal wash hand basin, extractor fan, vinyl flooring, radiator.

Bedroom 2

8' 3" x 16' 1" (2.51m x 4.90m)

UPVC double glazed window to front, radiator, loft hatch access door leading to ensuite.

Ensuite

Skylight window to rear, radiator, corner walk in shower cubicle with mixer tap and tiled surround, low level low flush wc, pedestal wash hand basin, vinyl flooring, extractor fan.

Externally

Rear Garden

Range of decked areas, block paved area, patio area, shaped lawn, wooden gate for access to the side, outdoor tap, lean-to shed to side, power socket.

Front Garden

Block paved driveway for multiple cars.



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Buttercup Close, HARTLEPOOL

- OWNED SOLAR PANELS
- KITCHEN/DINER WITH UTILITY
- 2 ENSUITES
- REAR GARDEN
- DRIVEWAY FOR MULTIPLE CARS

Tenure: Freehold EPC Rating: B

offers in the region of

£270,000



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

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