



**Hutton Avenue, Hartlepool TS26 9PP**

**welcome to**

## **Hutton Avenue, Hartlepool**

This stunning, period style, family home, perfectly blends original period character with contemporary living.

### **Entrance Porch**

Accessed via wooden door with attractive feature flooring, internal door leading to:-

### **Entrance Hallway**

Staircase to First Floor, radiator, understairs storage cupboard.

### **Dining Room**

16' 5" into bay x 15' 1" into alcoves ( 5.00m into bay x 4.60m into alcoves )

UPVC double glazed bay window to front, attractive ornate coved cornicing with picture rail, feature white fireplace with marble effect surround and hearth plus inset living flame gas fire, radiator, decorative ceiling rose.

### **Lounge**

21' 3" maximum x 14' ( 6.48m maximum x 4.27m )

UPVC double glazed feature box bay window to rear, attractive period style fireplace incorporating mirror plus inset living flame gas fire, decorative coved cornicing, picture rail, radiator.

### **Kitchen**

11' 10" x 14' 5" ( 3.61m x 4.39m )

UPVC double glazed window to side, fitted with an extensive range of base units with contrasting working surfaces, inset one and a half bowl sink/drain unit incorporating wine rack, Range cooker, decorative coved cornicing, radiator, integrated fridge, recess for dishwasher, breakfast bar area, Karndean flooring running through to:-

### **Utility Room**

10' 10" x 8' 5" ( 3.30m x 2.57m )

UPVC double glazed window and door to side, built in base units and drawers offering additional storage, built in dual aspect cupboard, Loft void access, recess and plumbing for washing machine, dryer and additional white goods, door leading to walk in pantry housing American style fridge freezer, shelving.

### **Guest W C**

Window to rear, low level low flush WC, additional storage cupboard perfect for pots and pans with a wall mounted central heating boiler inside.

### **First Floor Half Landing**

Feature stained glass window to side, radiator, coved cornicing, dado rail, dual aspect built in storage facility.

### **Family Bathroom**

Dual aspect opaque windows to side, walk in shower cubicle with mains supplied power shower, panelled bath with chrome mixer tap and spray attachment, low level low flush WC, vanity style wash hand basin, vertical modern radiator, tiling to walls and floor.

### **Bedroom 4**

10' 9" maximum x 15' 3" maximum ( 3.28m maximum x 4.65m maximum )

UPVC double glazed bay window to rear, built in seating area, twin built in storage cupboards, shower cubicle with electric shower, radiator.

### **Bedroom 3**

13' 9" x 13' 11" maximum into alcove ( 4.19m x 4.24m maximum into alcove )

UPVC double glazed window to rear, picture rail, built in wardrobe, radiator.





### **Bedroom 2**

16' 10" maximum x 10' 9" maximum ( 5.13m maximum x 3.28m maximum )

UPVC double glazed bay window to front, high quality wall to wall fitted sliding mirror fronted wardrobes, radiator, decorative coved corning, picture rail, radiator.

### **Bedroom 5**

7' 5" x 10' ( 2.26m x 3.05m )

UPVC double glazed window to front, picture rail, radiator.

### **Second Floor Landing**

#### **Bathroom**

Fitted with a 3 piece white suite comprising of:-  
panelled bath with mixer tap and spray attachment,  
pedestal wash hand basin, low level low flush WC,  
radiator, extractor.

### **Bedroom 1**

24' 9" maximum into dormer x 12' 11" maximum ( 7.54m maximum into dormer x 3.94m maximum )

Window to both front and side, skylight window, 2 radiators.

### **Bedroom 6 / Study**

6' 6" x 8' 9" ( 1.98m x 2.67m )

Skylight window, radiator.

### **Externally**

#### **Front Garden**

Low maintenance hedged Garden, gated with resident on street parking.

#### **Rear Garden**

Enclosed, South facing, surrounded with mature trees and shrubbery offering a high degree of privacy, predominately laid to lawn with attractive patio area.



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## Hutton Avenue, Hartlepool

- STUNNING
- 6 BEDROOMS
- PERIOD CHARACTER
- WITH CONTEMPORARY LIVING
- SIGNIFICANTLY IMPROVED

Tenure: Freehold EPC Rating: E

**£320,000**



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