



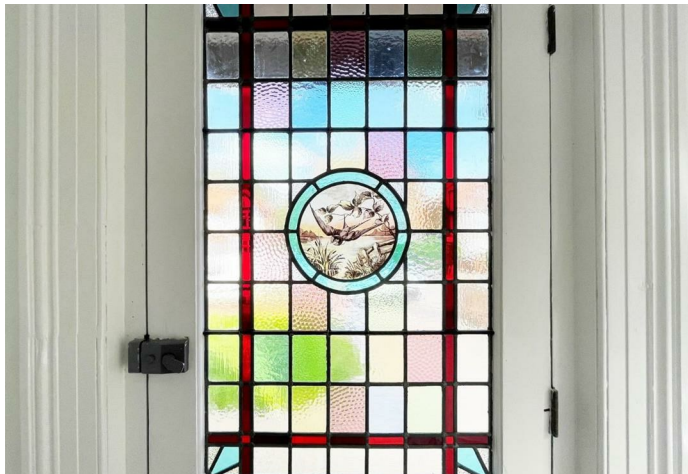
**Hutton Avenue, TS26 9PW**  
**5 Bed - House - Semi-Detached**  
**£375,000**

**Council Tax Band: D**  
**EPC Rating: E**  
**Tenure: Freehold**

# Hutton Avenue Hartlepool, TS26 9PW

**\*\*\*REDUCED\*\*\*** A stunning, unique and rarely available semi-detached property on Hutton Avenue, in a popular part of Hartlepool. Thoughtfully restored and upgraded to cleverly combine a number of character and traditional period features that complement the grand design and inherent charm. The spacious, well-proportioned and versatile accommodation is spread over three floors, with **FIVE BEDROOMS** and **THREE SEPARATE RECEPTION AREAS**. The home is further complemented by refurbished and restored flooring, beautiful sash and stained-glass windows, original restored doors and fire surrounds. A credit to its current owners with careful and sympathetic consideration to not distract from the original style and structure, whilst upgrading key areas with a full re-wire and new heating system, including pipework and radiators. With scope for a buyer to customise flooring, kitchen and bathroom fittings there is undoubted potential to further add to the home's appeal.

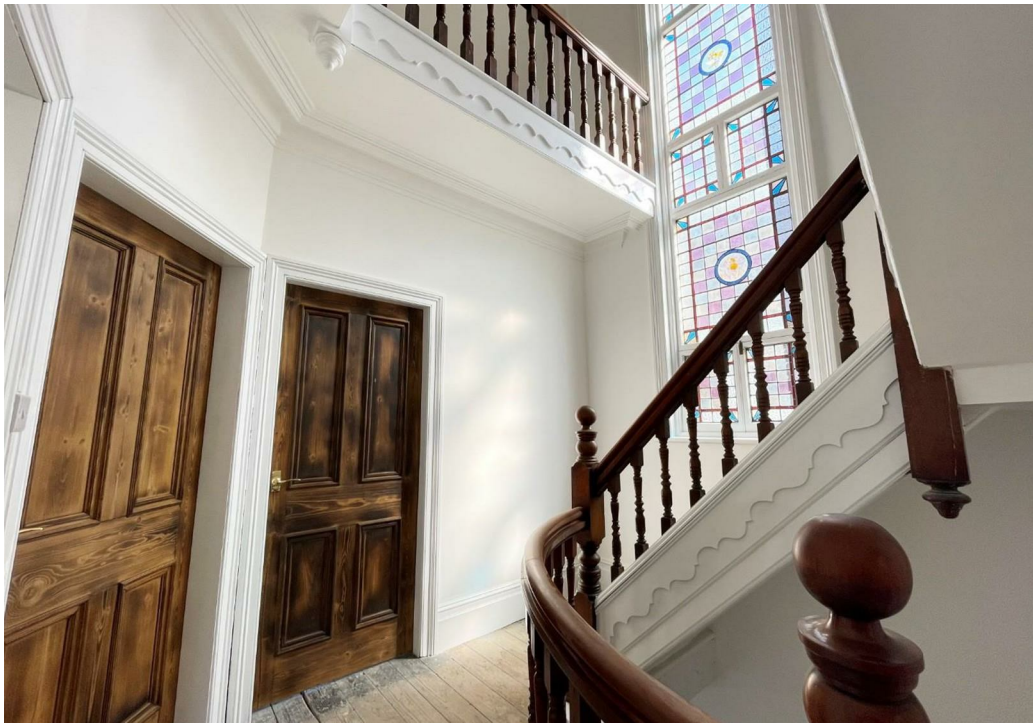
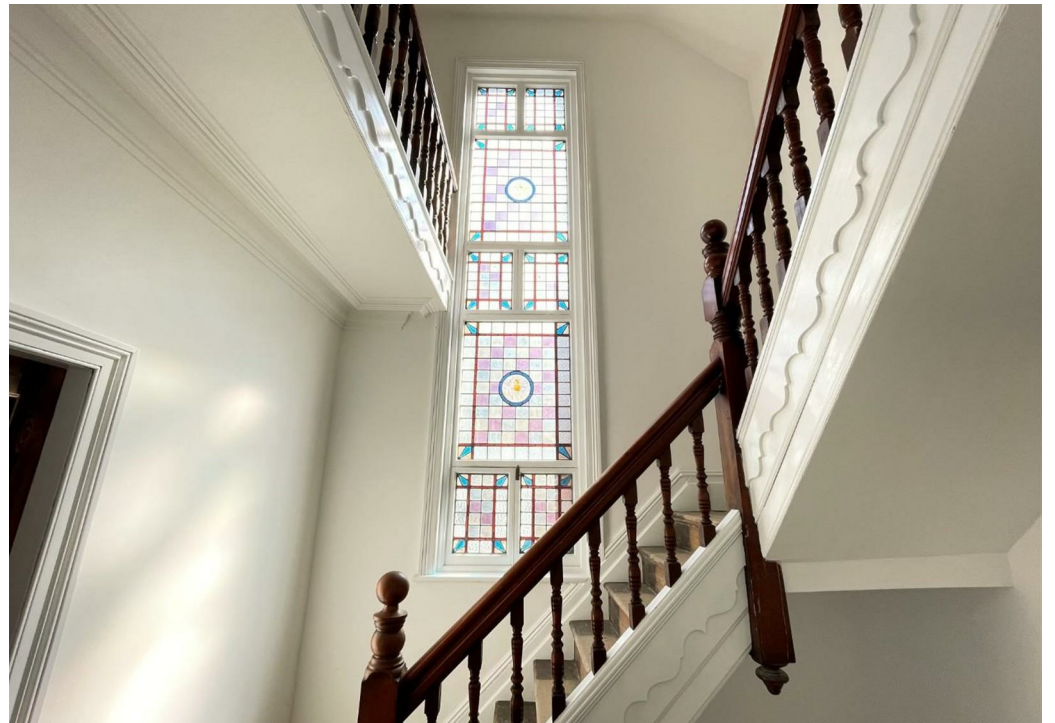
The full layout and features briefly comprise: entrance lobby through to a spacious and inviting entrance hall with stairs to the first floor and access to both reception rooms, with the generous lounge incorporating a large square bay window with stained glass and marble fire surround, the rear reception room also includes a beautiful marble fire surround whilst opening to an extensive rear patio. The dining area, kitchen area, rear lobby and guest cloakroom complete the ground floor. To the first floor is a split level landing overlooked by a stunning 13ft stained glass window with access to bedrooms one, two and three. The bathroom area and separate first floor WC complete this floor. A large galleried landing overlooking the stained glass window offers an enviable study/seating area and gives access to a further two generous size bedrooms.











Externally the property commands a prominent and proud position being approached by a block paved driveway with double gates opening to the side area. The extensive and recently landscaped rear garden enjoys a southerly aspect, meaning it should prove to be suntrap in the summer months.

Homes of this style, stature and design are seldom available on the open market, we strongly recommend an internal viewing.

## **GROUND FLOOR**

### **ENTRANCE LOBBY**

Accessed via original hardwood front door with original refurbished stained glass and glazed fanlight above, beautiful original tiled flooring, original coving to ceiling, glazed window to the side aspect with stained glass above, consumer unit, internal door with etched glass insert and matching twin side screens to the hall.

### **GENEROUS ENTRANCE HALL**

An inviting entrance hall which incorporates a turned spindled staircase to the first floor with large newel post and useful under stairs storage cupboard, glazed window to the side elevation with stained glass above, original coving, convector radiator, stunning refurbished internal doors, access to:

### **BAY FRONTED LOUNGE**

18'1 x 16'9 (5.51m x 5.11m)

A generous lounge located to the front of the property, with an original square bay window with refurbished sash windows, brass fittings and stained glass above, detailed ornate coving to ceiling, delft rack, beautiful marble fire surround with tiled insert and hearth with open flue, two convector radiators.

### **REAR RECEPTION ROOM**

14'8 x 14'8 (4.47m x 4.47m)

Offering a variety of uses, with glazed door to the rear garden, matching side screens and beautiful stained glass above, beautiful original marble fire surround with tiled hearth and open grate, picture rail, detailed ornate coving to ceiling, convector radiator.

### **INNER LOBBY**

Access to:

### **GUEST CLOAKROOM/WC**

Refitted WC with wash hand basin in the cistern, single glazed opaque window to the side aspect with stained glass above.

### **KITCHEN/DINING ROOM**

25'3 x 10'3 (7.70m x 3.12m)

### **DINING AREA**

Glazed window to the side elevation, built-in storage cupboard housing newly fitted British Gas Worcester boiler, convector radiator, open plan to:

### **KITCHEN AREA**

Double glazed window, additional single glazed opaque sash window to the side aspect, plumbing for washing machine, space for free standing appliances, internal door to the rear lobby.

### **REAR LOBBY**

Original hardwood door to the rear garden, storage area.

## **FIRST FLOOR**

### **LANDING**

Split level landing giving access to three bedrooms, bathroom and separate WC. The landing is overlooked by a stunning stained glass 13ft window, whilst incorporating a spindled staircase to the second floor.

### **MASTER BEDROOM**

1'1 x 17'7 (0.33m x 5.36m)

Large square bay window to the front elevation with original refurbished sash windows with stained glass above, feature fire surround with cast iron tiled insert and open flue, picture rail, deep coving to ceiling, convector radiator.

### **BEDROOM TWO**

15'3 x 14'9 (4.65m x 4.50m)

Original refurbished sash windows to the rear elevation with stained glass above, feature fire surround, built-in storage cupboard to alcove, picture rail, deep coving to ceiling, convector radiator.

### **BEDROOM THREE**

9'3 x 8'11 (2.82m x 2.72m)

Original sash window to the front elevation with stained glass above, picture rail, convector radiator.

### **BATHROOM**

10'9 x 10'2 (3.28m x 3.10m)

Plumbing ready for bathroom to be fitted, with built-in storage cupboard, glazed opaque sash window with brass fittings to the side elevation, convector radiator.

### **SEPARATE WC**

Refitted WC with wash hand basin in the cistern, single glazed opaque window to the side aspect with stained glass above.

## **SECOND FLOOR**

## **GALLERIED LANDING**

Gallery style landing with ample study/seating space, operating various power points, overlooked by a stunning 13ft stained glass window, access to bedrooms four and five.

### **BEDROOM FOUR**

15'2 x 13'8 (4.62m x 4.17m)

Original sash windows to the rear elevation enjoying pleasant views of the garden, cast iron fire surround with open flue, convector radiator, under eaves storage which has been boarded.

### **BEDROOM FIVE**

15'2 x 13'8 (4.57m x 4.17m)

Original refurbished sash windows to the front elevation, attractive cast iron fire surround with open flue, built-in storage cupboard to alcove, convector radiator.

## **EXTERNALLY**

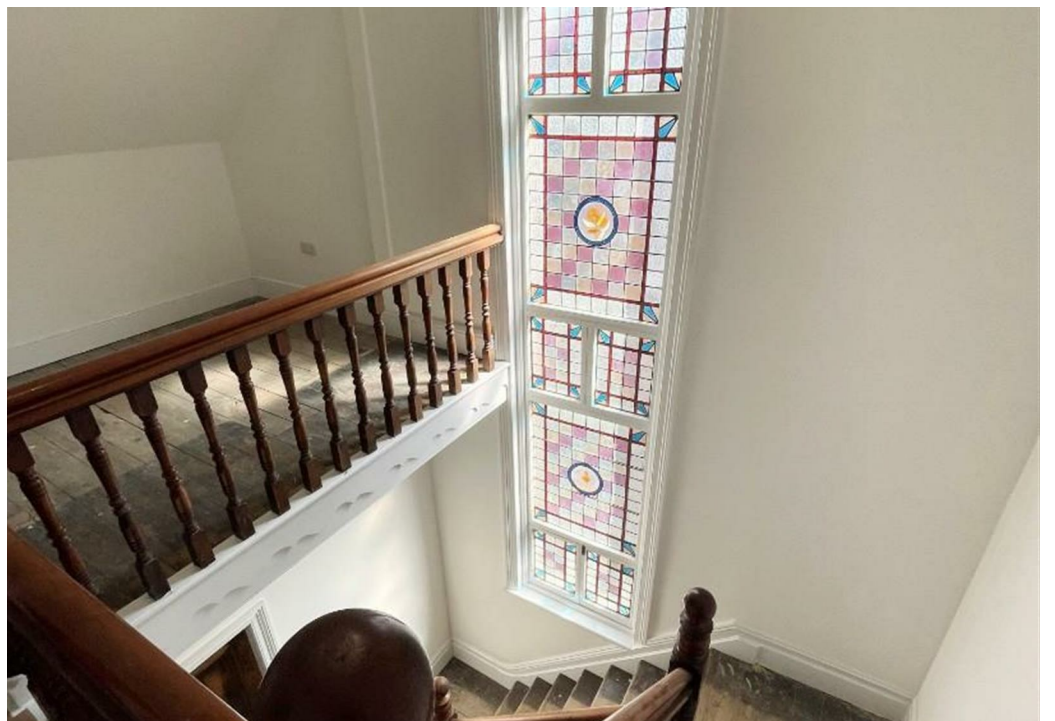
The property occupies a pleasant set back position approached by a block paved driveway providing useful off street parking, with lawn and brick boundary wall and stone coping. Double gates open to the side of the property and through to the rear garden. The extensive south facing rear garden incorporates a large lawn and newly fitted 'Indian' style paved patio area which sweeps around to the side of the property.

## **LOCATION**

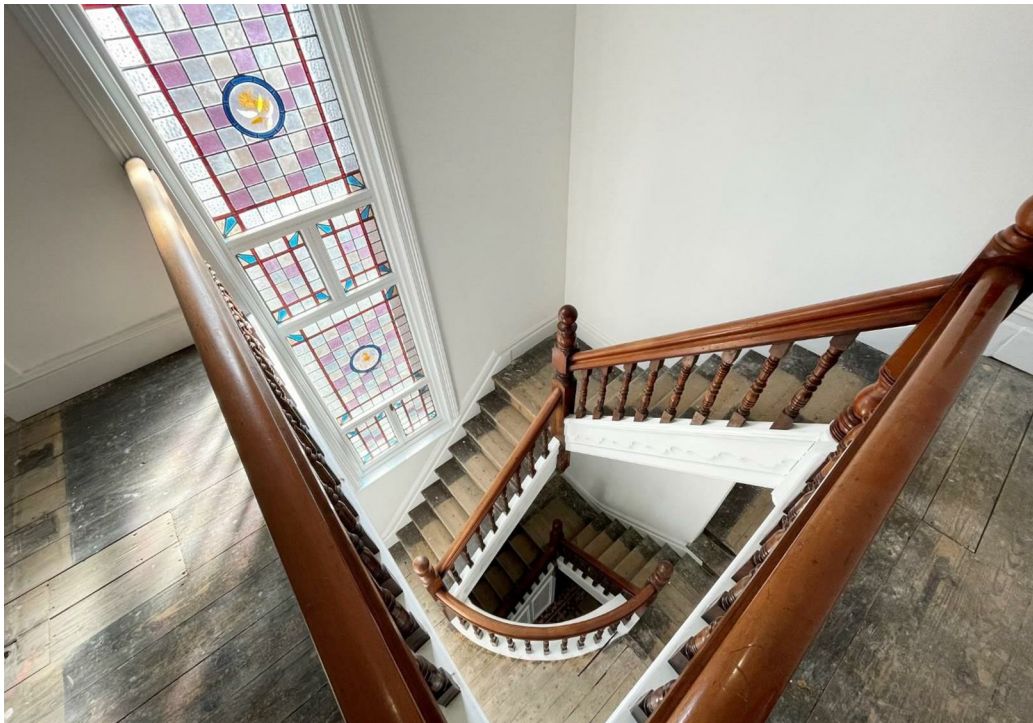
Hutton Avenue is well situated within walking distance of Hartlepool town centre, whilst being convenient for schools, amenities and transport links.

## **NB**

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



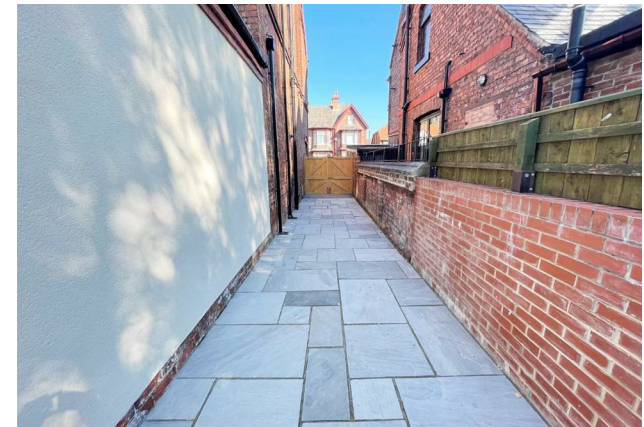




Hutton Avenue



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
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 Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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