



An extremely spacious semi-detached property offering significantly extended and enhanced accommodation spread over three floors with multiple reception areas, NINE BEDROOMS and three bathrooms. The home offers accommodation ideal for a large family, with ample space to accommodate a dependant family member, with a layout which briefly comprises, to the ground floor: entrance lobby, deep entrance hall with stairs to the first floor and access to three reception rooms with an inner hall giving access to an extensive kitchen/diner/family room measuring over 28ft. A useful utility room and four piece bathroom completes the ground floor. To the first floor, from the half landing is access to the master bedroom which measures approximately 24ft, access to bedroom four and the family bathroom which, again, incorporates a four piece suite. The main landing leads to a further three bedrooms and incorporates stairs to the second floor. To the second floor, from the half landing is access to three connecting rooms, ideal for a dependant family member, with space for a bedroom, sitting room and dressing room. These rooms are served by a modern shower room. The main landing gives access to a further three bedrooms.

Hutton Avenue, Hartlepool, TS26 9PN
9 Bedroom - House - Semi-Detached
£375,000
EPC Rating: E
Tenure: Freehold
Council Tax Band: E



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Externally is a part lawned front garden, with a block paved driveway providing useful off street parking. Double wrought iron gates open to a further block paved area running alongside the property and into the rear garden. The rear garden should prove to be low maintenance and features two large outbuildings, offering further conversion potential. Homes of this size and with such potential are rarely available on the open market. We strongly suggest an internal viewing to appreciate the space on offer.

GROUND FLOOR

ENTRANCE LOBBY

6'10 x 5'8 (2.08m x 1.73m)

ENTRANCE HALL

28'7 x 6'10 (8.71m x 2.08m)

FRONT LOUNGE

17'11 x 16'0 (5.46m x 4.88m)

SECOND RECEPTION ROOM

18'2 x 15'11 (5.54m x 4.85m)

REAR RECEPTION ROOM

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

GENEROUS KITCHEN/DINER

28'1 x 18'1 (8.56m x 5.51m)

UTILITY ROOM

12'10 x 8'0 (3.91m x 2.44m)

GROUND FLOOR BATHROOM

12'10 x 8'8 (3.91m x 2.64m)

FIRST FLOOR

HALF LANDING

BEDROOM ONE

24'0 x 17'11 (7.32m x 5.46m)

BEDROOM FOUR

15'0 x 10'10 (4.57m x 3.30m)

MAIN BATHROOM

11'2 x 8'5 (3.40m x 2.57m)

MAIN LANDING

BEDROOM TWO

20'11 x 13'8 (6.38m x 4.17m)

BEDROOM THREE

18'8 x 14'10 (5.69m x 4.52m)

BEDROOM FIVE

12'4 x 7'11 (3.76m x 2.41m)

SECOND FLOOR

HALF LANDING

SITTING ROOM / PLAY ROOM

13'2 x 11'11 (4.01m x 3.63m)

BEDROOM EIGHT

15'4 x 10'11 (4.67m x 3.33m)

DRESSING ROOM

10'10 x 10'7 (3.30m x 3.23m)

SHOWER ROOM

10'5 x 5'7 (3.18m x 1.70m)



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SECOND FLOOR MAIN LANDING

BEDROOM SIX

15'0 x 14'9 (4.57m x 4.50m)

BEDROOM SEVEN

16'0 x 11'1 (4.88m x 3.38m)

BEDROOM NINE

9'10 x 8'0 (3.00m x 2.44m)

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
Approximate Gross Internal Area
4728 sq ft - 439 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		52	
(39-54) E			
(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. We can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

