







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



Hutton Avenue, Hartlepool, TS26 9PN

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)

NR

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.



















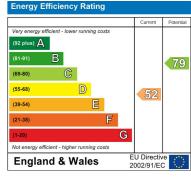








For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.



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