



**Hutton Avenue, TS26 9PW**  
**6 Bed - House - Semi-Detached**  
**Offers Over £300,000**

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



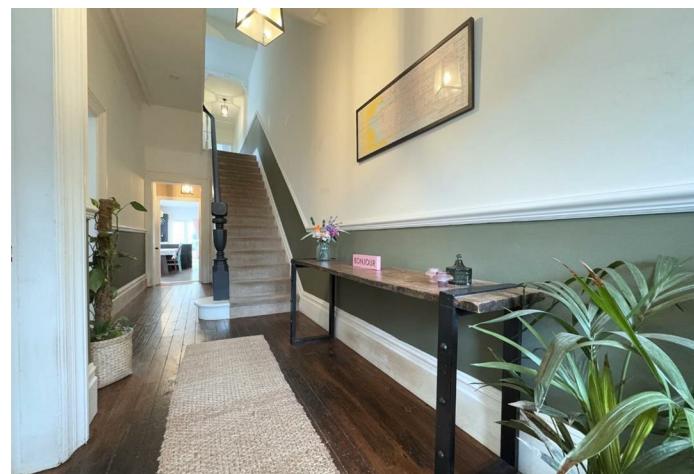
**SMITH &  
FRIENDS**  
ESTATE AGENTS

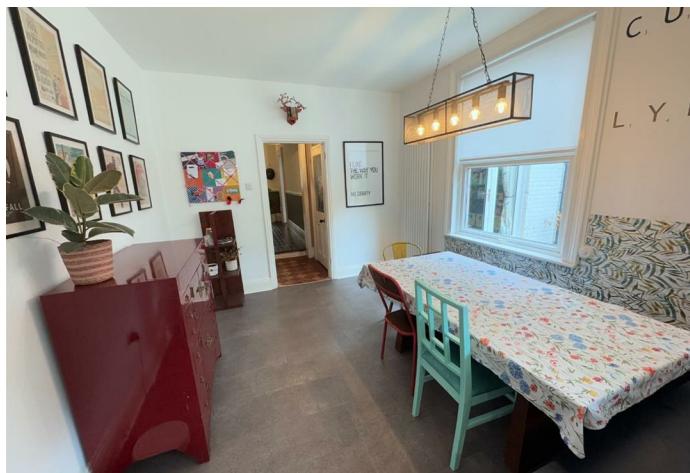
# Hutton Avenue Hartlepool TS26 9PW

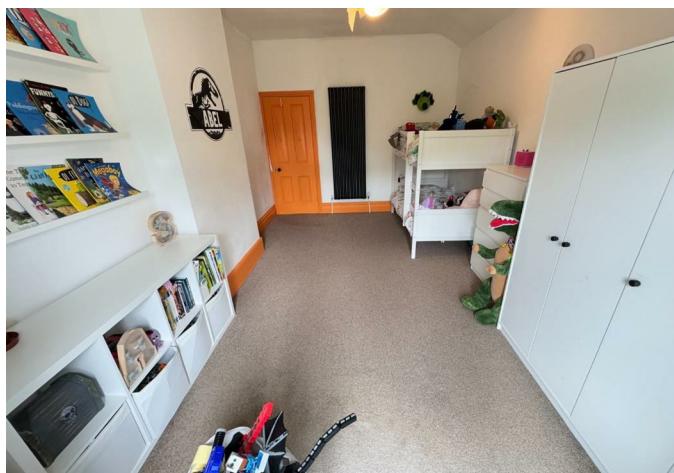
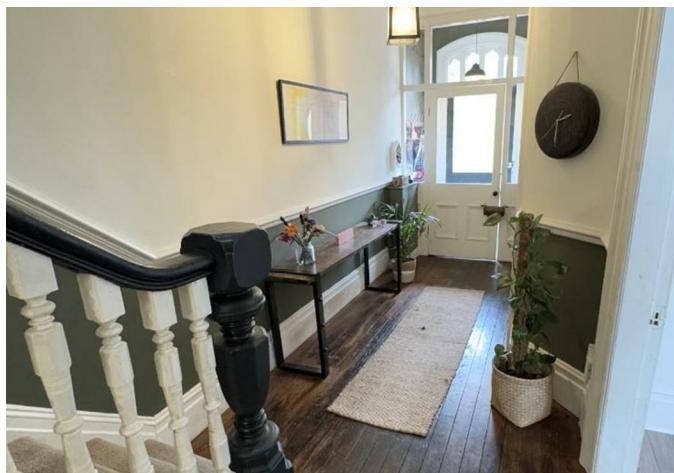
\*\*\*REDUCED\*\*\* An impressive SIX BEDROOM semi-detached property occupying a pleasant position on Hutton Avenue with a generous SOUTH FACING REAR GARDEN. The home offers spacious and well proportioned accommodation, spread over three floors with TWO RECEPTION ROOMS, stunning kitchen/diner and two upgraded bathrooms. An ideal purchase for the growing family, with further benefits including gas central heating, uPVC double glazing, ample off street parking, electric car charging point and attached garage. The home retains a clever blend of character features which are complemented by the modern upgrades on offer. An internal viewing comes highly recommended.

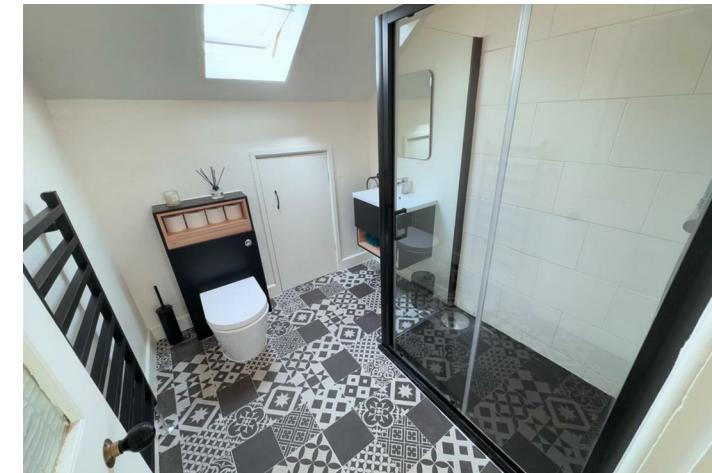
The full layout comprises: entrance porch through to a deep entrance hall which incorporates stairs to the first floor and access to both reception rooms, a useful cloaks area leads through to a stunning open plan kitchen/diner which measures over 29ft and includes a range of integrated appliances. A small conservatory/sun room completes the ground floor, whilst to the first floor, from the half landing is access to bedroom three and the family bathroom. The main landing gives access to a further three bedrooms and to the top floor are bedrooms five and six, which are served by a modern shower room.

Externally is a low maintenance front which provides useful off street parking for three cars, whilst leading to the garage. An electric car charging point is included. The extensive south facing rear garden enjoys a high degree of privacy and is an enviable space for entertaining family and friends. Hutton Avenue is conveniently located within walking distance of Hartlepool town centre, local schools amenities.









## GROUND FLOOR

### ENTRANCE PORCH 5'6 x 3'6 (1.68m x 1.07m)

Accessed via panelled entrance door with patterned glass and fanlight above, attractive 'mosaic' style tiling to flooring, dado rail, high coved ceiling, glazed internal door with matching side screens and fanlight above through to the entrance hall.

### ENTRANCE HALL 6'9 x 23'11 (2.06m x 7.29m)

A deep entrance hall with attractive stripped wood flooring, staircase to the first floor with spindles, newel post and fitted carpet, dado rail, feature archway, coving to ceiling, under stairs storage cupboard, access to:

### BAY FRONTED LOUNGE 16'9 x 14'1 (5.11m x 4.29m)

A generous family lounge which offers a high degree of natural light with a large uPVC double glazed bay window to the front aspect, additional uPVC double glazed window to the side aspect, attractive feature fire surround, stripped wood flooring, picture rail, deep coving to ceiling, ornate ceiling rose, single radiator.

### REAR RECEPTION ROOM 15'6 x 18'6 (4.72m x 5.64m)

uPVC double glazed French door with matching side screens and fanlight opening to the rear garden, modern grey laminate flooring, attractive 'period' style fire surround with tiled insert and hearth, shelving to alcove, picture rail, deep coving to ceiling, central ceiling mould, single radiator.

### INNER CLOAKS AREA 6'11 x 4' (2.11m x 1.22m)

Tiled flooring, recessed cloaks area, built-in storage cupboard, access to:

### EXTENDED KITCHEN/DINER/FAMILY ROOM 10'7 x 29'9 (3.23m x 9.07m)

An enviable place for entertaining family and friends, the dining/seating area incorporating a fitted bench, uPVC double glazed window to the side aspect and modern vertical radiator. The kitchen area features a modern range of units to base and wall level with contrasting granite work surfaces and matching splashback incorporating an inset stainless steel sink with modern spray mixer tap, built-in electric double oven with separate gas hob and extractor hood over, integrated dishwasher, concealed space for washing machine, additional uPVC double glazed window to the side aspect, uPVC double glazed French doors to the conservatory/sun room.

### CONSERVATORY/SUN ROOM EXTENSION 8'11 x 7'7 (2.72m x 2.31m)

uPVC double glazed French doors to the garden, uPVC double glazed windows, lighting and sockets.

## FIRST FLOOR

### HALF LANDING

uPVC double glazed window to the side aspect, fitted carpet, dado rail, feature archway, access to bedroom three and the family bathroom.

### BEDROOM THREE 10'4 x 17'6 (3.15m x 5.33m)

uPVC double glazed bay window overlooking the rear garden, fitted carpet, modern vertical radiator.

### FAMILY BATHROOM/WC 6'6 x 12'8 (1.98m x 3.86m)

Fitted with an impressive four piece white suite and chrome fittings comprising: free standing bath with chrome pillar mixer tap over and shower attachment, 'his & hers' wash hand basins with matching chrome mixer taps over and vanity stand below, low level WC, two uPVC double glazed windows to the side aspect, inset spotlighting to the ceiling, modern vertical radiator.

### MAIN LANDING

Spindled staircase to the second floor, fitted carpet, dado rail, coving to ceiling.

### BEDROOM ONE 14'2 x 13'6 (4.32m x 4.11m)

Two uPVC double glazed windows to the front aspect, additional uPVC double glazed window to the side aspect, attractive period fire surround, fitted carpet, deep coving to ceiling, two 'column' style radiators.

### BEDROOM TWO 15'4 x 14' (4.67m x 4.27m)

uPVC double glazed window overlooking the rear garden, fitted carpet, coving to ceiling, double radiator.

### BEDROOM FOUR 7'7 x 9'11 (2.31m x 3.02m)

Currently used as a dressing room, with uPVC double glazed window to the front aspect, fitted carpet, single radiator.

## SECOND FLOOR

### HALF LANDING

Window to the rear aspect, fitted carpet, stairs to the main landing.

### MAIN LANDING

Overlooked by a 'Velux' style window, fitted carpet, access to bedrooms five and six, alongside the modern upgraded shower room.

### BEDROOM FIVE 14'5 x 10'10 (4.39m x 3.30m)

uPVC double glazed window to the side aspect, attractive cast iron fire surround, stripped wood flooring, eaves storage, single radiator.

### BEDROOM SIX 14'4 x 11'1 (4.37m x 3.38m)

Currently used as a home office, with uPVC double glazed window to the side aspect, attractive cast iron fire surround, stripped wood flooring.

### SHOWER ROOM/WC 6'10 x 7'6 (2.08m x 2.29m)

Fitted with a modern three piece suite comprising: corner shower cubicle with chrome overhead shower and separate attachment, wall mounted wash hand basin with central mixer tap and vanity storage below, concealed WC with matching back and vanity area above, tiling to splashback, eaves storage, double glazed 'Velux' style window, heated towel radiator.

### EXTERNALLY

The property features a low maintenance front which is block paved to provide useful off street parking, whilst leading to the garage. A generous south facing rear garden is predominantly lawned, with decked patio area, pebbled patio area, part fenced and part brick boundary. A useful timber summerhouse is included in the asking price.

### GARAGE 10' x 19'2 (3.05m x 5.84m)

Accessed via a remote controlled up and over door, personal door from the rear garden, window to the rear aspect, lighting and sockets.

### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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. Smith & Friends Estate Agents 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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