



Butterstone Avenue, Marine Point, TS24 0GA
3 Bed - House - Semi-Detached
£187,950

EPC Rating: B
Tenure: Freehold
Council Tax Band: C



Butterstone Avenue Marine Point, Hartlepool, TS24 0GA

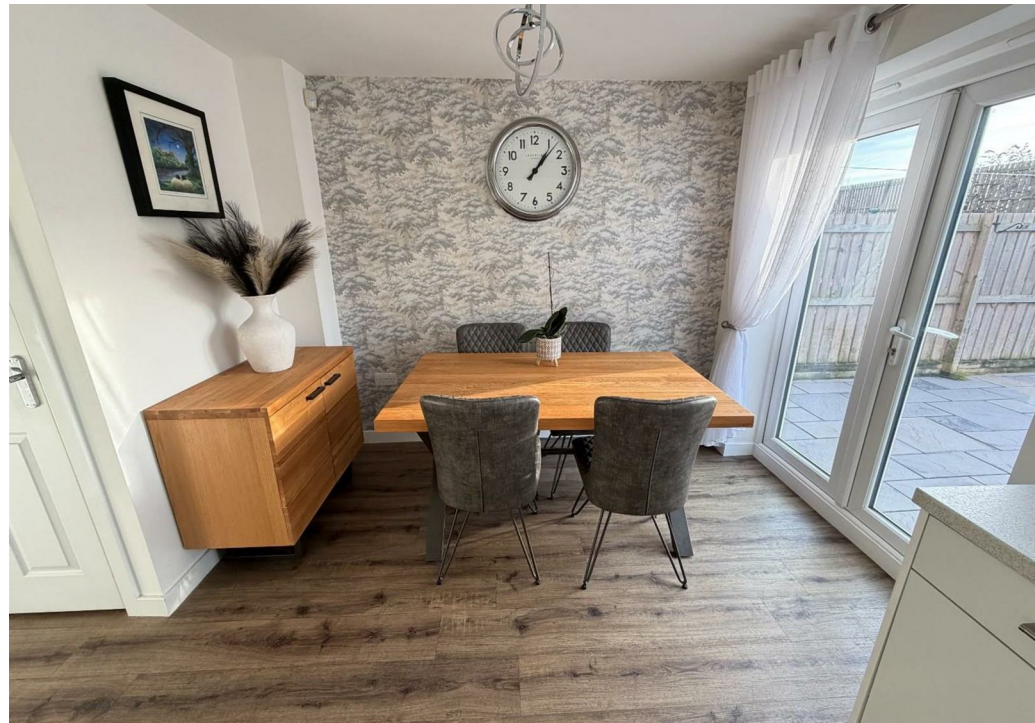
An impressive and rarely available three storey semi-detached townhouse located on the popular Marine Point development in Hartlepool. Built by Persimmon to 'The Greyfriars' style with a modern and spacious layout which features three double bedrooms, two reception rooms and two bathrooms. An ideal purchase for family requirements, with further benefits including a beautiful kitchen/diner, ground floor WC, low maintenance landscaped rear garden and two car driveway to the front. The accommodation is warmed by gas central heating, features uPVC double glazing and includes a burglar alarm system.

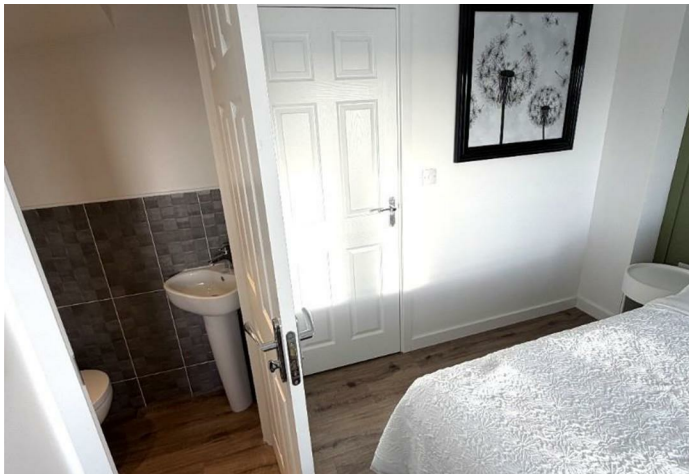
To the ground floor is a deep entrance hall with stairs the first floor, guest cloakroom/WC, front reception room and spacious kitchen/diner. To the first floor is the master bedroom with built-in wardrobe and modern en-suite shower room, adjacent is the first floor lounge with French doors and 'Juliet' style balcony. To the second floor is a further two bedrooms, both generous in size and a central bathroom which incorporates a three piece white suite and chrome fittings.

Externally is a two car driveway to the front and low maintenance landscaped rear. Butterstone Avenue is well situated on the development, close to the beach front. An internal viewing comes recommended to appreciate the style of property, modern accommodation and location on offer.











GROUND FLOOR

ENTRANCE HALL

A deep entrance hall accessed via double glazed composite entrance door, fitted with attractive laminate flooring, spindled staircase to the first floor with fitted carpet, double radiator, access to:

GUEST CLOAKROOM/WC

4'11 x 3'8 (1.50m x 1.12m)

Fitted with a two piece white suite and chrome fittings comprising: wall mounted wash hand basin with chrome mixer tap and tiled splashback, close coupled WC, matching laminate flooring, extractor fan, single radiator.

STUDY/SITTING ROOM

9'11 x 8'11 (3.02m x 2.72m)

Offering a variety of uses, with matching laminate flooring, uPVC double glazed window to the front aspect, coving to ceiling, single radiator.

GENEROUS KITCHEN/DINER

13'1 x 12'10 (3.99m x 3.91m)

A generous kitchen/diner which incorporates a modern range of white gloss units to base and wall level with contrasting work surfaces and brushed stainless steel handles, inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, all finished in brushed stainless steel with matching splashback, integrated appliances include fridge, freezer, washing machine and dishwasher, uPVC double glazed window to the rear aspect, modern laminate flooring, uPVC double glazed French doors to the rear, useful under stairs storage cupboard, double radiator.

FIRST FLOOR

LANDING

Modern laminate flooring, turned staircase to the first floor with fitted carpet, access to master bedroom and first floor lounge.

FIRST FLOOR LOUNGE

13'1 x 9'2 (3.99m x 2.79m)

uPVC double glazed French doors open to a 'Juliet' style balcony, uPVC double glazed window to the front aspect, modern laminate flooring, coving to ceiling, double radiator.

BEDROOM ONE

13'1 x 10'2 (3.99m x 3.10m)

uPVC double glazed French doors open to a 'Juliet' style

balcony overlooking the rear garden, modern laminate flooring, mirror fronted sliding wardrobes, feature panelled wall, single radiator, access to:

EN-SUITE SHOWER ROOM/WC

6' x 4'5 (1.83m x 1.35m)

Fitted with a modern three piece suite comprising: shower cubicle with chrome frame, space saving folding door, pedestal wash hand basin with mixer tap, close coupled WC, attractive tiling to splashback, modern laminate flooring, extractor fan, single radiator.

SECOND FLOOR

LANDING

Modern laminate flooring, built-in storage cupboard, access to:

BEDROOM TWO

13'1 x 10'2 (3.99m x 3.10m)

Modern fitted wardrobes, two uPVC double glazed windows, modern laminate flooring, single radiator.

BEDROOM THREE

13'1 x 9'7 (3.99m x 2.92m)

Two uPVC double glazed windows to the rear aspect, modern laminate flooring, single radiator, hatch to loft space,

FAMILY BATHROOM/WC

6'3 x 5'7 (1.91m x 1.70m)

A central bathroom which incorporates a three piece white suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with central mixer tap, close coupled WC, attractive tiling to splashback, wall mounted mirror fronted vanity cabinet, modern laminate flooring, single radiator.

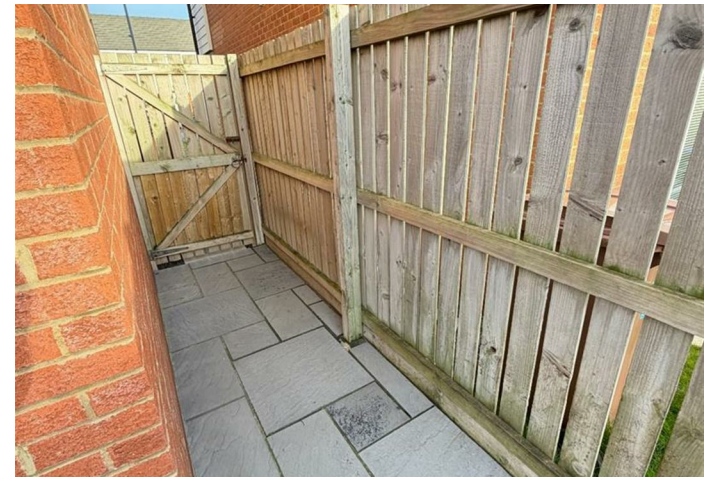
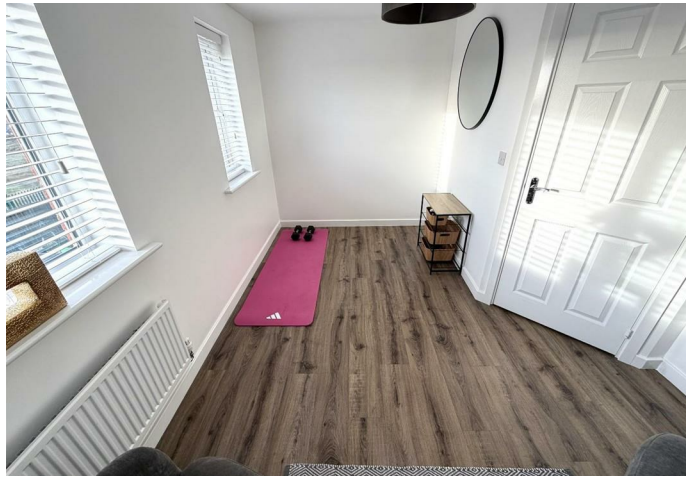
EXTERNALLY

The property features a low maintenance front with a double driveway. A gate to the side leads through to the landscaped rear garden with fenced boundaries.

NB

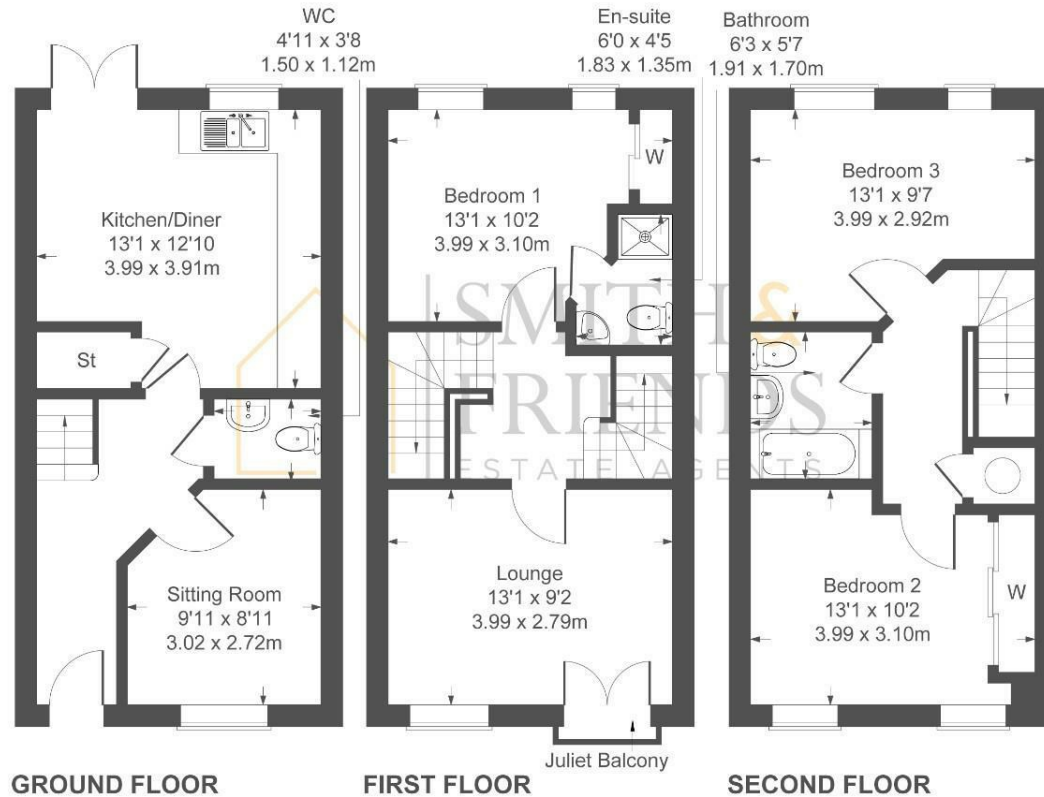
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



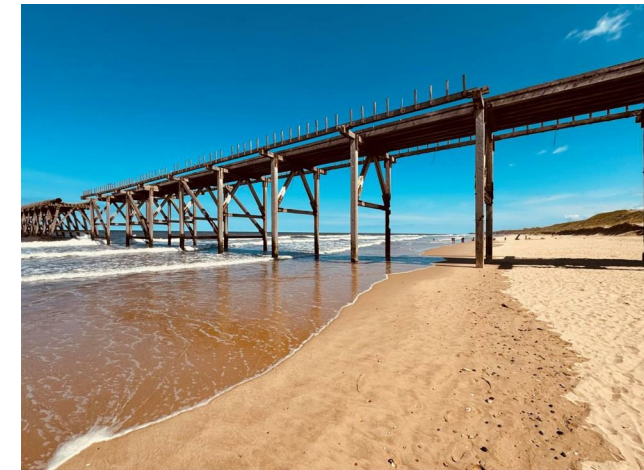


Butterstone Avenue

Approximate Gross Internal Area
1076 sq ft - 100 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	



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