



**119 Butterstone Avenue, Hartlepool, TS24 0GA**  
**£239,995**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern 5 bedroom detached house located on a popular beach side development with access to amenities and transport links. Having been constructed in 2021 the property benefits from 6 years of its New Home Structural Warranty. The property benefits from partial sea views to the front and open aspect to the rear.

As you would expect the property has gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. The property benefits from French doors to the rear. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, utility and WC. There are 5 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

There are garden areas to the front and rear. There is driveway parking plus garage with power and light.

Tenure - Freehold  
Estate management Fee - TBC  
Council Tax - Band D

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With carpets and mat well. Access to store.

#### Lounge 15'3" x 10'10" (4.65m x 3.31m)

With carpets and blinds.

#### Dining Kitchen 21'2" x 9'9" (6.47m x 2.99m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back. With oven, hob, hood, fridge freezer and dishwasher. With recessed spot lights, vinyl flooring and carpets. French doors to rear.

#### Utility 6'5" x 5'4" (1.97m x 1.64m)

With modern units and laminate worktops plus vinyl flooring.

#### WC 5'4" x 3'1" (1.65m x 0.94m)

Having contemporary white sanitary ware plus tiling and vinyl flooring.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 13'5" x 10'9" (4.09m x 3.30m)

With carpets and blinds.

#### En Suite 7'7" x 4'3" (2.33m x 1.31m)

Having contemporary white sanitary ware with double shower, tiling, vinyl flooring and blind.

#### Bedroom 2 12'6"(max) x 10'7"(max) (3.83m(max) x 3.24m(max))

With carpets and blinds.

#### Bedroom 3 11'9"(max) x 9'11"(max) (3.59m(max) x 3.04m(max))

With carpets and blinds.

#### Bedroom 4 10'1" x 9'2" (3.09m x 2.80m)

With carpets and blinds.

#### Bedroom 5 7'1" x 6'11" (2.17m x 2.11m)

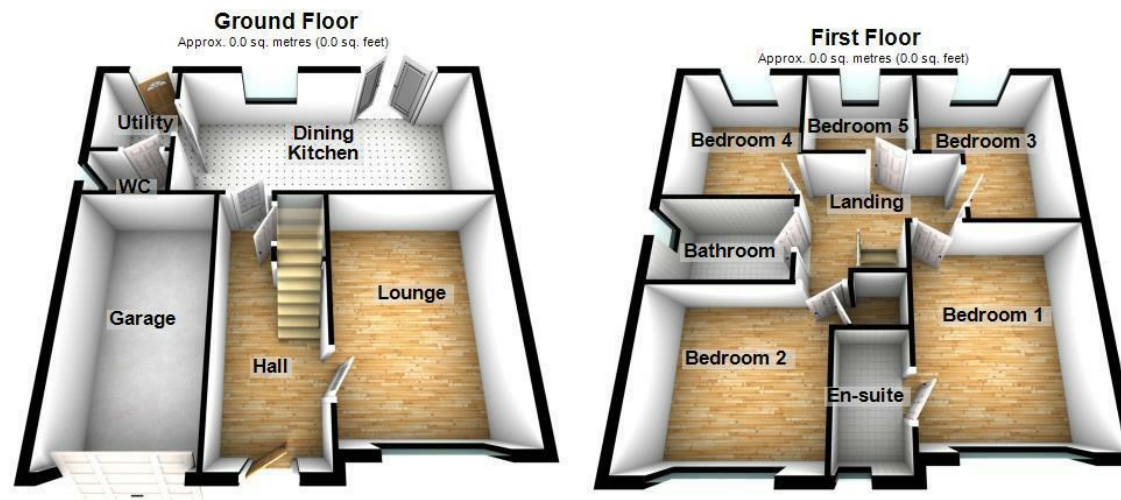
With fitted carpets.

#### Bathroom 9'2" x 5'6" (2.80m x 1.68m)

having contemporary white sanitary ware with tiling and vinyl flooring.

### EXTERNAL

There are garden areas to the front and rear. There is driveway parking plus garage with power and light.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)