

STUART EDWARDS



Manor House Estate

Hutton Henry, Hartlepool TS27 4RX

- RARELY AVAILABLE
- ENVIABLE LOCATION
 - LOUNGE
 - FAMILY BATHROOM
- BLOCK PAVED DRIVEWAY
- 3 BEDROOM SEMI DETACHED HOUSE
- COUNTRYSIDE VIEWS TO THE REAR
- KITCHEN WITH INTEGRATED OVEN & HOB
- ESTABLISHED GARDENS WITH SUMMERHOUSE
- OIL FIRED CENTRAL HEATING WITH RADIATORS

Offers In The Region Of £180,000



FULL DESCRIPTION

Rarely available semi-detached house in the charming village of Hutton Henry, County Durham.

This property occupies an enviable position within the village, boasting open countryside views to the rear.

Accessed via a composite entrance door into the hallway, which features attractive stripped and stained floorboards that flow through to the lounge. The lounge is enhanced by a solid oak feature fire surround with an inset multi-fuel burner and bespoke alcove storage cupboards. The kitchen is well appointed with a range of shaker style wall and floor units, integrated oven and hob, and space for a breakfast table.

Stairs from the hallway lead to the first-floor landing, giving access to three bedrooms and a family bathroom.

Externally, the property benefits from a block-paved driveway offering off-road parking for up to three cars, along with established gardens to the front and rear that enjoy the surrounding views.

Additional benefits include oil-fired central heating with radiators throughout and UPVC double glazing, along with composite entrance doors.

Viewings are strongly recommended to fully appreciate this attractive home in its sought-after village setting.

AREA INFORMATION

Hutton Henry is a peaceful, community focused village nestled in the beautiful East Durham countryside, approximately 5 miles north-west of Hartlepool and conveniently positioned between Peterlee and Hartlepool. It offers a strong sense of community with excellent local amenities, including Hutton Henry Church of England Primary School, St Francis Village Hall (which hosts regular events, clubs, and functions), and The Plough Inn pub. The village is surrounded by rolling countryside with far-reaching views on clear days you can see towards the coast, Castle Eden, and beyond making it ideal for those seeking a rural lifestyle with easy access to amenities. Excellent road links via the nearby A19 provide quick connections to Hartlepool, Peterlee, the A1(M), and major routes north and south.

ENTRANCE

Composite entrance door leading to hallway with double radiator, stripped and stained floorboards, coved ceiling and stairs to the first floor landing.

LOUNGE

13'10" x 12'0"

Feature fireplace with solid oak surround, brick inlay, tiled hearth and inset cast iron multi fuel burner with bespoke alcove storage cupboards and shelving above. Stripped and stained floorboards, double radiator and coved ceiling.

KITCHEN

17'3" x 9'4"

Range of shaker style wall and floor units with laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated oven, hob and extractor hood. Plumbed for automatic washing machine and dishwasher, tiled splashbacks, double radiator, coved ceiling, spot lighting, display cabinets, stripped and stained floor boards and space for a breakfast table.



REAR ENTRANCE LOBBY

Tiled flooring, radiator and composite entrance door.

FIRST FLOOR LANDING

Radiator and loft access.

BEDROOM 1

10'2" x 11'8"

Radiator, stripped and stained floorboards, spot lights and coved ceiling.

BEDROOM 2

10'2" x 9'6"

Range of built-in wardrobes, radiator, stripped and stained floorboards, spot lights and coved ceiling.

BEDROOM 3

7'3" x 6'11"

Radiator, stripped and stained floorboards, spot lights and coved ceiling.

BATHROOM

6'10" x 5'3"

Close coupled wc, vanity storage unit with inset wash hand basin, corner bath with bath tap showerhead, extractor fan, double radiator, tiled splashbacks and spot lights.

BRICK BUILT OUTHOUSE

Accessed from the rear of the property with power and oil fired central heating boiler.

BLOCK PAVED DRIVEWAY

Providing off road parking for three vehicles.

GARDENS

Lawn garden to the front with mature planted borders. Whilst the rear garden has paved patio areas, interconnecting gravelled walkways, mature plants and shrubs, detached summerhouse with pitched felt roof and storage shed.

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

EPC.

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2378-6097-7253-2641-5950>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or

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PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

FINANCIAL ASSISTANCE

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP THE REPAYMENTS ON THE MORTGAGE OR LOANS SECURED ON THE PROPERTY.

Through our association with a leading independent mortgage advisor we can offer the best mortgage deals available anywhere.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: A
EPC Rating: E

1 & 2 Blue Coat Buildings, Claypath,
Durham, County Durham, DH1 1RF

0191 3848440
enquiries@stuartedwards.com
www.stuartedwards.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

