



**Butterstone Avenue, HARTLEPOOL, TS24 0GA**

**welcome to**

## **Butterstone Avenue, HARTLEPOOL**

The best of its kind, this extended and reconfigured 6 bedroomed detached home sits proudly on this generous sized plot with stunning views of the sea and the historic Headland.

### **Entrance Hall**

Staircase to first floor, marble flooring, radiator.

### **Cloakroom**

Low level low flush wc, pedestal wash hand basin, window to side, marble flooring.

### **Lounge**

Window to front, media wall with plasma style modern inset electric fire, feature shelving, marble flooring.

### **Study/ Second Reception Room**

Radiator, marble flooring.

### **Kitchen/ Diner**

Fitted with attractive wall and base units with complimentary working surfaces, 1 1/2 stainless steel sink unit with mixer tap, space for dishwasher, built in over, hob and extractor hood, fitted appliances, French doors to rear garden, marble flooring.

### **Utility**

Door to rear, cupboard housing boiler, recess and plumbing for washing machine.

### **First Floor Landing**

Airing cupboard.

### **Bedroom 1**

Window to front, radiator.

### **En-Suite**

Pedestal wash hand basin, low level low flush wc, shower cubicle, window to rear.

### **Bedroom 4**

Window to front, fitted robes, radiator.

### **Bedroom 5**

Window to front, fitted wardrobes, radiator.

### **Bedroom 6**

Window to front, radiator.

### **Bathroom**

Bath with mixer tap, vanity wash hand basin, wc, window to rear.

### **Second Floor bedroom 2**

Bi-fold doors with Juliet balcony and views over the sea,

### **Shower Room**

Shower cubicle, vanity wash hand basin, low level low flush wc, marble flooring, tiled walls, radiator.

### **Bedroom 3**



## Externally

### Front Garden

Lawn area, double driveway.

### Rear Garden

Predominantly laid to lawn, covered hot tub area with concealed plasma style TV, bar with functional keg system, double converted garage into second bar/ cinema room.



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## Butterstone Avenue, HARTLEPOOL

- STATE OF THE ART SOLAR PANEL SYSTEM WITH STORAGE BATTERIES
- MASTER SUITE WITH BI-FOLD DOORS
- DOUBLE DRIVEWAY
- ULTRA MODERN FIXTURES AND FITTINGS THROUGHOUT
- VIEWINGS HIGHLY RECOMMENDED

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

**£280,000**



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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