



Hutton Avenue, Hartlepool TS26 9PR

welcome to

Hutton Avenue, Hartlepool

An exceptional five-bedroom, three-bathroom semi-detached family home, extensively refurbished to a superb standard.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Porch

Entered via a wide panelled front door with glazed side panels and matching fanlight above. Retaining the original mosaic-style tiled floor, the porch also features a high coved ceiling and an internal glazed door with matching side panels leading into the welcoming entrance hall.

Entrance Hall

A spacious and inviting reception hall showcasing attractive stained wood flooring and a traditional spindle staircase rising to the first floor with a substantial newel post. Further features include newly fitted carpeting, decorative dado rail, ornate archway, picture rail, high coved ceiling, bespoke built-in shelving, useful understairs storage cupboard, radiator and glazed doors providing access to both reception rooms.

Front Reception Room

A bright and generously proportioned reception room with a large PVC double glazed bay window overlooking the front aspect. Finished with newly fitted carpet, deep coving and a radiator.

Rear Reception Room

An elegant second reception room enjoying French doors with glazed side panels and fanlight opening onto the rear garden. A beautiful period-style

fireplace with cast iron tiled insert creates an attractive focal point, complemented by an ornate ceiling rose, picture rail, deep coving, newly fitted carpet and radiator.

Open Plan Kitch/Din/Fam Room

The heart of the home, this impressive open-plan space has been stylishly refitted with an extensive range of quality wall and base units finished with brushed stainless steel handles and coordinating work surfaces. The central island incorporates an inset stainless steel sink with mixer tap and breakfast bar seating. Integrated appliances include a double oven with microwave above, larder-style fridge, separate freezer, five-ring induction hob, dishwasher and concealed recycling unit. Finished with contemporary laminate flooring, tiled splashbacks, inset ceiling spotlights and feature pendant lighting above the island. French doors and a large rear window provide plenty of natural light and direct access to the garden, while an internal glazed door leads to the utility room.

Utility Room

Fitted with plumbing for a washing machine, matching laminate flooring and a UPVC double glazed window overlooking the rear garden.

Guest Wc

Fitted with a modern two-piece suite comprising a concealed WC and inset wash hand basin with chrome mixer tap set within a high-gloss vanity unit. Finished with matching laminate flooring, radiator and a UPVC double glazed rear window.

First Floor Half Landing

Offering excellent storage with both double and single built-in cupboards. Additional features





include newly fitted carpet, decorative dado rail, ornate archway and high coved ceiling, with access to Bedroom Three and the family bathroom.

Bedroom 3

A well-proportioned double bedroom positioned to the rear of the property, featuring a large walk-in UPVC double glazed bay window, built-in storage cupboards, newly fitted carpet, picture rail and radiator.

Family Bathroom

A beautifully appointed family bathroom fitted with a contemporary four-piece suite comprising a freestanding bath with chrome mixer tap and handheld shower attachment, a spacious walk-in double shower with glazed screen and waterfall shower, concealed WC, and an inset wash hand basin housed within a stylish gloss vanity unit. Finished with attractive tiled flooring, decorative wall panelling and splashbacks, inset ceiling spotlights, chrome heated towel radiator and a UPVC double glazed window to the side elevation.

Main Landing

A spacious landing with decorative dado rail and high coved ceiling, providing access to Bedrooms One and Two, with a traditional spindle staircase continuing to the second floor.

Bedroom 1

An impressive principal bedroom offering excellent proportions, enhanced by a large UPVC double glazed bay window overlooking the front aspect. Finished with newly fitted carpet, picture rail, deep coving and radiator, with the added benefit of a stylish en-suite shower room.

En-Suite Shower Room

Modern in design and finished to a high standard, featuring a three-piece suite including a walk-in shower with glazed screen, waterfall shower and separate handheld attachment, concealed WC and

inset wash hand basin set within a gloss vanity unit. Further benefits include contemporary flooring, tiled splashbacks, inset ceiling spotlights, extractor fan, chrome heated towel radiator and a UPVC double glazed front-facing window.

Bedroom 2

A generous double bedroom positioned to the rear of the property, enjoying views over the garden through a large UPVC double glazed window. Complete with newly fitted carpet, picture rail, high coved ceiling and radiator.

Second Floor Half Landing

Featuring useful eaves storage, a large Velux roof window allowing plenty of natural light, newly fitted carpet and picture rail, with stairs leading back to the first floor.

Landing

Offering additional built-in storage and access to Bedrooms Four and Five, together with the second-floor shower room.

Bedroom 4

A spacious double bedroom with a UPVC double glazed window to the side elevation and an additional Velux roof window to the rear. Additional features include attractive stained wood flooring, eaves storage and radiator

Bedroom 5

Another well-proportioned double bedroom featuring stained wood flooring, a large dormer-style UPVC double glazed window, useful eaves storage and radiator.

Shower Room

A contemporary shower room fitted with a modern three-piece suite comprising a walk-in shower with glazed screen, waterfall shower and separate handheld attachment, concealed WC and an inset



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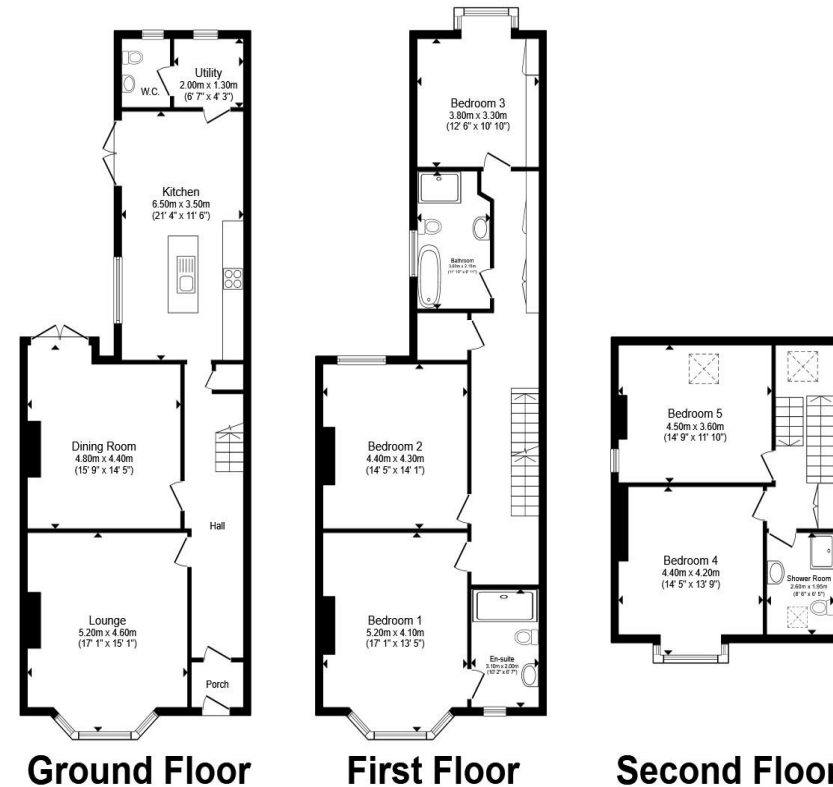
welcome to

Hutton Avenue, Hartlepool

- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- FIVE BEDROOMS
- FRONT&REAR GARDENS
- DETACHED GARAGE

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

£385,000



Total floor area 221.2 m² (2,381 sq.ft.) approx

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.propertybox.io

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Property Ref:
HAR119143 - 0006

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