

# 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

**Council Tax Band: A**  
**EPC Rating: E**

**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" 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.

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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.

