



## 109 Butterstone Avenue

, Hartlepool, TS24 0GA

**£189,950**



Welcome to this semi-detached, 3 storey townhouse, located on Butterstone Avenue in the sought after Marine Point development in Hartlepool.

Spanning an impressive 1,066 square feet, this delightful property offers a perfect blend of comfort and modern living, making it an ideal choice for families or those seeking extra space.



As you enter, the inviting hallway leads you to the open plan kitchen and dining area that provides ample space for relaxation and entertaining. The ground floor also features a cosy sitting room, designed to be both functional and welcoming.

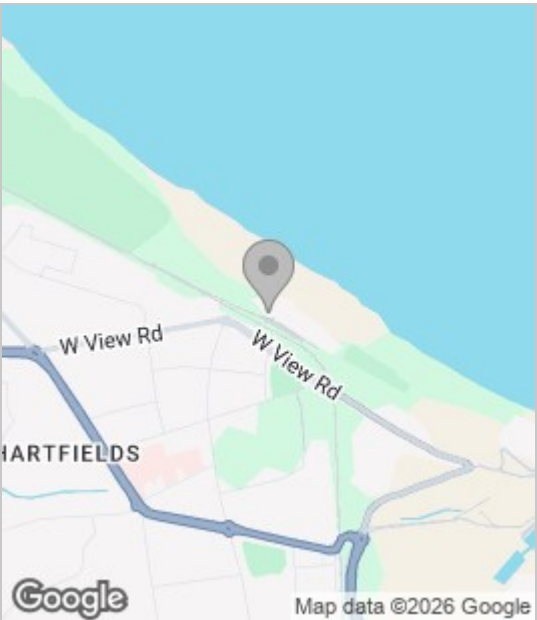
To the first floor, you will discover an impressive living room adorned with French doors, which not only enhances the natural light but also offers a picturesque view of the surroundings. Along with the master bedroom which is a true retreat, complete with an ensuite bathroom, ensuring privacy and convenience.

Additionally, the top floor houses two further generously sized bedrooms, making it an excellent choice for families or those wanting some extra space or a home office. The family bathroom is well-appointed on this floor and also includes an electric shower, catering to the needs of a busy household.

New carpets and flooring throughout the home add a fresh and modern touch, making it move-in ready. Furthermore, the property includes a private driveway with space for 2 cars, a valuable feature in this desirable neighbourhood. Along with an enclosed south-west facing rear garden, perfect for relaxing on those summer evenings, or a safe space for children to play.

This home is not just a place to live; it is a lifestyle choice in a community that offers convenience and charm. With its excellent location, spacious layout, and modern amenities, this property is sure to attract interest. Do not miss the opportunity to make this lovely house your new home.

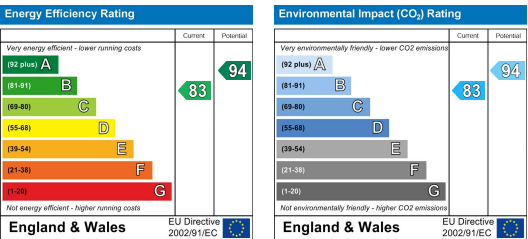
Area Map



Floor Plan



Energy Efficiency Graph



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