





Hutton Avenue,Hartlepool TS26 9PW

manners & harrison

welcome to

Hutton Avenue, Hartlepool

This fantastically proportioned six-bedroom family home must be viewed to truly appreciate the generous accommodation on offer.

Entrance Vestibule
Entered via UPVC double glazed door, feature half wood panelled walls, wooden door leading to entrance hall.

Entrance Hall
stairs to first floor, radiator, decorative coved cornicing, built in storage cupboard, door leading to all principal rooms.

Downstairs Shower Room
UPVC double glazed window to side, vinyl flooring, radiator, low level low flush WC, wash hand basin with mixer tap on vanity unit with tiled splashback, double walk in shower with rainfall shower head and handheld attachment, bathroom wall boarded walls.

Reception Room 1
UPVC double glazed window to side, UPVC double glazed bay window to front, feature electric fire with marble surround and hearth, wood floorboards, ceiling rose, three quarter picture rail.

Reception Room 2
Wooden single glazed window to rear, floor boards, coved cornicing, three quarter picture rail, ceiling rose, feature coal effect fire with decorative surround and tiled hearth.

Reception Room 3
UPVC double glazed window to side, radiator, wood flooring, built in storage cupboard, wall mounted electric fire, door leading to kitchen.

Kitchen
Two UPVC double glazed windows to side, tiled flooring, good range of wall and base units with contrasting working surfaces, tiled splashback, space or under counter appliances, inset cream 1 1/2 sink/drainer, inset electric oven, peninsular island with five ring gas hob, space for fridge/freezer, wooden door leading to rear garden.

Half Landing
Radiator, dado rail, coved cornicing, door leading to bathroom, door leading to bedroom 1.

Bedroom 1
Radiator, UPVC double glazed bay window to rear, coved cornicing, built in storage cupboard.

Bathroom
Two UPVC double glazed windows to side, vinyl flooring, bathroom boarded walls, wash and basin with mixer tap and splashback, shower cubicle with handheld shower attachment, bathroom wall boarded walls, radiator, wood single glazed door which is also a fire exit.

Landing
Stairs to first floor, radiator, doors leading to remaining rooms.

Bedroom 2
UPVC double glazed window to rear, radiator, coved cornicing, three quarter picture rail.

Bedroom 3
UPVC double glazed window to side, radiator, coved cornicing.









Bedroom 4
UPVC double glazed bay window to front, coved cornicing, three quarter picture rail, radiator.

Top Floor Half Landing
Wooden single glazed window to rear, exposed floor boards, exposed brickwork, built in storage cupboard, doors leading to bedroom 5 & bedroom 6.

Bedroom 5
UPVC double glazed dorma window to rear, built in storage in eaves, radiator, built in storage cupboard.

Bedroom 6
UPVC double glazed window to side, radiator, built in storage in eaves.

Front Of Property
Wall enclosed, driveway, lawned area, concrete walkway leading to front door.

Rear Garden
Two brick built outer buildings, one with single glazed sash window to side, predominantly laid to lawn, wall and fence enclosed, mature planted trees, concrete hardstanding section, outdoor tap, double wood gate giving access to front of property.

Agents Note
Please note that the AML fee covers 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.

welcome to

Hutton Avenue, Hartlepool

- CLOSE TO LOCAL AMENITIES
- OWNED SOLAR PANELS
- MULTIPLE RECEPTION ROOMS & 6 BEDROOMS
- FRONT & REAR GARDENS
- DRIVEWAY

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

£300,000



Total floor area 278.7 m² (3,000 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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The Property Ombudsman

Property Ref:
HAR121242 - 0007

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