



**Manor House Estate, Hutton Henry, TS27 4RL**  
**3 Bed - House - Semi-Detached**  
**£180,000**

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



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# Manor House Estate

## Hutton Henry Hartlepool TS27 4RL

An impressive THREE BEDROOM semi-detached property located on Manor House Estate in a popular part of Hutton Henry just off Front Street. The home enjoys stunning uninterrupted views of the countryside to both the front and rear. Extended and upgraded to allow spacious and versatile accommodation, with three reception areas including lounge, generous sitting/dining room and the addition of a pleasant garden room extension. An internal viewing comes highly recommended, with further benefits including upgraded solid fuel heating system, uPVC double glazing and CCTV system. We understand from the owner that upgrades have also been made to the main roof, extension roof and garden room, alongside renewed fascias and guttering.

In brief the layout comprises: entrance vestibule with composite entrance door and stairs to the first floor, pleasant lounge with cast iron stove, views of the farm fields and access to the 'country' style kitchen/breakfast room. The generous sitting/dining room extension leads directly into the garden room, both enjoying stunning views to the rear. To the first floor are three bedrooms, the master bedroom benefitting from a useful dressing room and en-suite bathroom, whilst bedrooms two and three are served by the shower room.

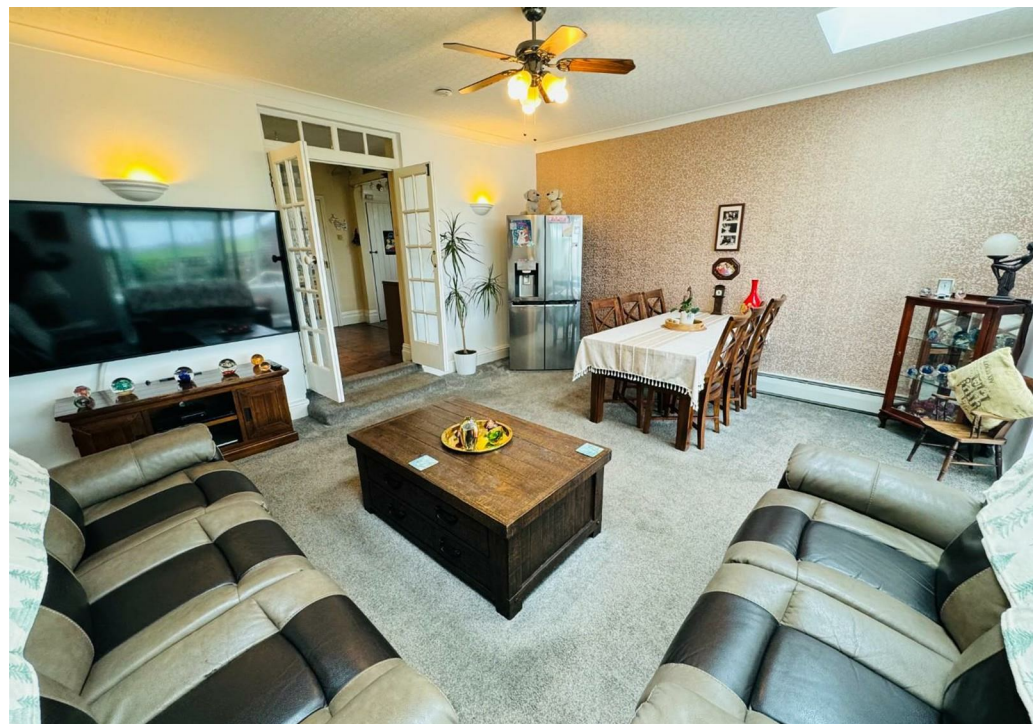
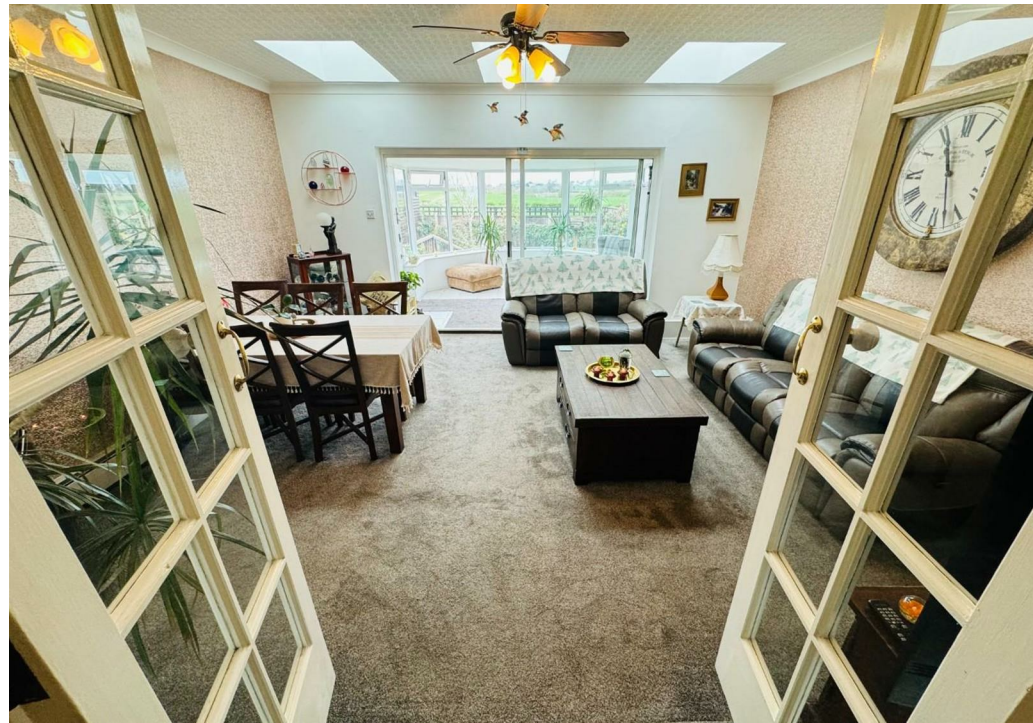
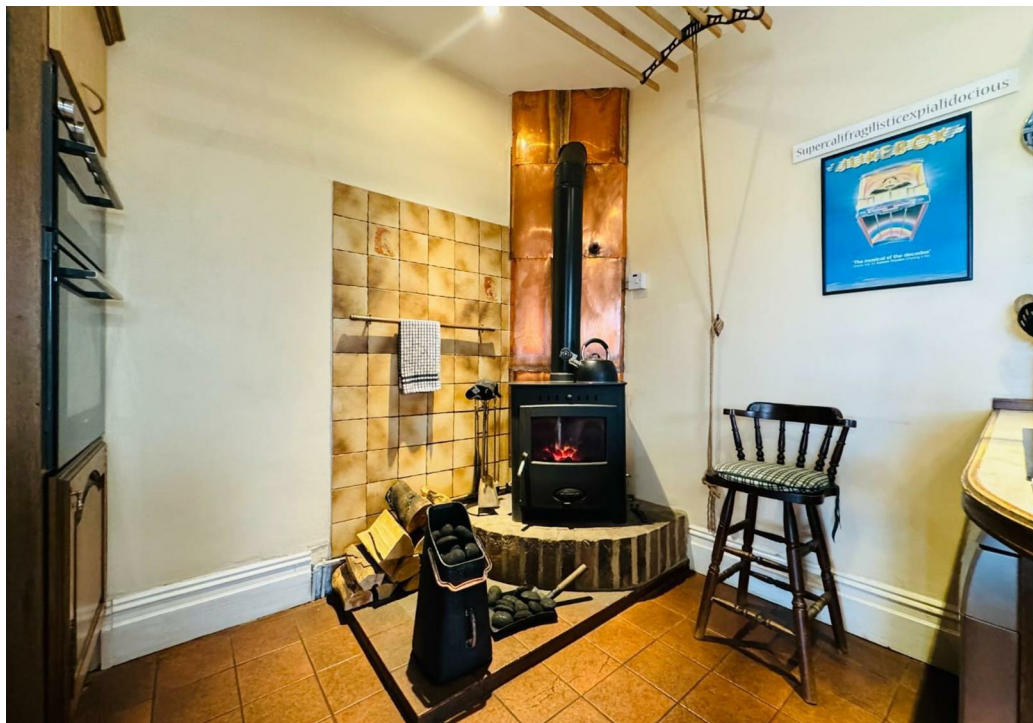
Externally is a well stocked front garden, with a double length driveway leading up to a gated side entrance with covered seating area and access through to the attractively landscaped rear garden. The rear garden includes two large timber storage sheds and backs onto open farm fields. A rarity to the market, with an inspection essential to appreciate the combined space, location and dual aspect views on offer.



















## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via double glazed composite entrance door to the side, stairs to the first floor, fitted carpet, dado rail, double radiator, glazed internal door to the lounge.

### FAMILY LOUNGE

11'10 x 13'9 (3.61m x 4.19m)

Beautiful cast iron fire surround with slate tiled hearth and Morso Squirrel multi-fuel cast iron stove, uPVC double glazed bow window to the front aspect offering beautiful open views, fitted carpet, picture rail, double radiator.

### KITCHEN/BREAKFAST ROOM

9'3 x 17'2 (2.82m x 5.23m)

Fitted with a range of units to both base and wall level with contrasting 'marble' effect work surfaces incorporating useful breakfast bar area, inset sink with matching drainer and mixer tap, built-in Siemens double self cleaning oven, recess for dishwasher, solid multi-fuel heating system with Arada Eco boiler, useful storage cupboard, plumbing for washing machine, uPVC double glazed side window, double glazed composite side door, 'quarry' style tiled flooring, double internal doors through to:

### SITTING/DINING ROOM EXTENSION

14'10 x 16'11 (4.52m x 5.16m)

An ideal place for entertaining family and friends, with three double glazed 'Velux' style windows, double glazed patio doors to the garden room, fitted carpet, coving to ceiling, wall mounted television point, skirting heating to two walls.

### GARDEN ROOM EXTENSION

11'1 x 11'9 (3.38m x 3.58m)

Offering superb views of the fields behind, with uPVC double glazed windows, renewed roof with inset spotlighting, tiled flooring, double glazed 'farm' style composite door to the rear garden.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, fitted carpet, dado rail, coving to ceiling, single radiator, hatch to well insulated loft space with lighting and pull down access ladder. The attic is boarded for storage purposes.

### DRESSING AREA

9'4 x 9'7 (2.84m x 2.92m)

Featuring a range of wardrobes with an assortment of hanging rails, shelving and drawers, fitted carpet, single radiator, storage cupboard, archway to:

### BEDROOM ONE

9'10 x 10'5 (3.00m x 3.18m)

uPVC double glazed window to the rear aspect offering beautiful open views, fitted carpet, overbed lighting, double radiator, access to:

### EN-SUITE BATHROOM/WC

9'10 x 6'3 (3.00m x 1.91m)

Fitted with a five piece suite comprising: panelled bath with mixer tap, 'his & hers' inset wash hand basins with matching mixer taps and vanity cabinets below, close coupled WC, bidet, tiling to splashback, fitted carpet, inset spotlighting, uPVC double glazed window with beautiful open view, double radiator.

### BEDROOM TWO

11'10 x 8'3 (3.61m x 2.51m)

uPVC double glazed window to the front aspect offering beautiful open views, built-in wardrobes to each alcove, fitted carpet, single radiator.

### BEDROOM THREE

7'1 x 6'10 (2.16m x 2.08m)

Currently used as a home office and, again, benefitting from beautiful open views with uPVC double glazed window to the front aspect, fitted carpet, single radiator.

### SHOWER ROOM/WC

5'3 x 6'10 (1.60m x 2.08m)

Fitted with a three piece suite comprising: shower cubicle with swing pivot door, fully tiled with thermostatic shower, pedestal wash hand basin with chrome dual taps, WC with high cistern, tiling to splashback, being full height to shower level, 'column' style radiator with chrome towel radiator.

### EXTERNALLY

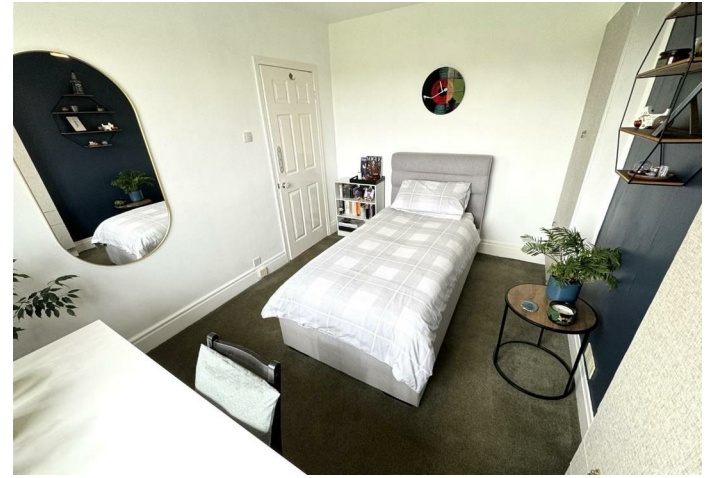
The property features a block paved driveway to the front and beautifully stocked garden with planted border and privacy hedge. A gate to the side of the property leads through to a covered seating area which is block paved with an additional gate leading through to the enclosed rear garden. The rear garden has been attractively landscaped, with decking, pebbled areas and renewed fence boundaries. The rear garden includes two large timber 'log' style sheds with lighting and power points. The rear garden further features external lighting, sockets and coal bunker for fuel storage.

### NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



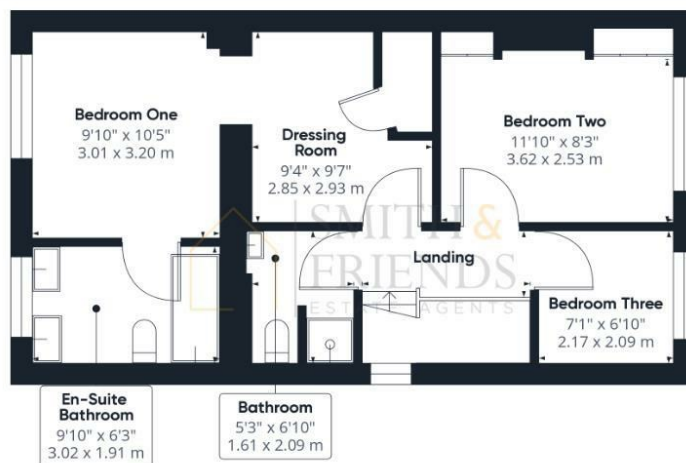








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1251.27 ft<sup>2</sup>  
116.25 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



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