



Perfectly positioned with sea views, this impressive four bedroom detached home offers the ideal blend of modern comfort and coastal charm. Thoughtfully designed and beautifully maintained, it provides spacious living areas and a relaxed seaside lifestyle.

Step inside through the welcoming entrance hall into a bright and comfortable lounge — a lovely space for unwinding or spending time with family. The stylish fitted kitchen and dining area form the heart of the home, complete with a range of integrated appliances and French doors opening to the rear garden, perfect for entertaining or al fresco dining. A useful utility room and a convenient ground floor cloakroom/WC add to the home's practicality.

Upstairs, you'll find four well proportioned bedrooms. The master suite benefits from its own en-suite shower room, offering a private retreat. The second bedroom is a real highlight, featuring a balcony where you can enjoy fresh sea breezes and a peaceful outlook. The remaining bedrooms are served by a family bathroom.

Outside, the property boasts attractive gardens to the front and rear, along with a driveway and garage providing ample parking and storage space.

Combining contemporary style, thoughtful design and an enviable coastal location, this property offers everything you could wish for in a seaside home. Viewing is highly recommended to fully appreciate all it has to offer.

Butterstone Avenue, Hartlepool, TS24 0GA

4 Bed - House - Detached

£209,995

EPC Rating: B

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

GROUND FLOOR

ENTRANCE HALL

5'03 x 4'10 (1.60m x 1.47m)

Entrance door, 1 x radiator and stairs to upper.

LOUNGE

15'08 x 11'00 (4.78m x 3.35m)

1 x front double glazed window, internal doors to diner, radiator and carpet flooring.

DINER

10'11 x 10'03 (3.33m x 3.12m)

Rear doors to garden, open plan with kitchen, double internal doors to lounge and radiator.

KITCHEN

10'03 x 8'06 (3.12m x 2.59m)

Walk in storage cupboard, 1 x rear double glazed window, flooring and access to utility room

UTILITY

7'01 x 6'01 (2.16m x 1.85m)

Integral garage access, flooring, side access door and 1 x radiator.

CLOAKROOM

6'10 x 6'02 (2.08m x 1.88m)

1 x rear double glazed window, flooring, wash hand basin and w/c.

FIRST FLOOR; LANDING

Carpet flooring, loft access and storage cupboard.

BEDROOM

13'06 x 12'05 (4.11m x 3.78m)

Front double glazed window, fitted robes, radiator and carpet flooring.

EN-SUITE

Side double glazed window, shower cubicle, WC, radiator and wash hand basin.

BEDROOM

12'03 x 9'03 (3.73m x 2.82m)

Balcony access, carpet flooring and radiator.

BEDROOM

9'07 x 9'03 (2.92m x 2.82m)

Rear double glazed window, carpet flooring and radiator.

BEDROOM

9'07 x 7'04 (2.92m x 2.24m)

Rear double glazed window, carpet flooring and radiator.

BATHROOM

6'10 6'03 (2.08m 1.91m)

Rear double glazed window, bath, wash hand basin and WC.



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EXTERNAL

Gardens front and rear.
GARAGE and driveway.

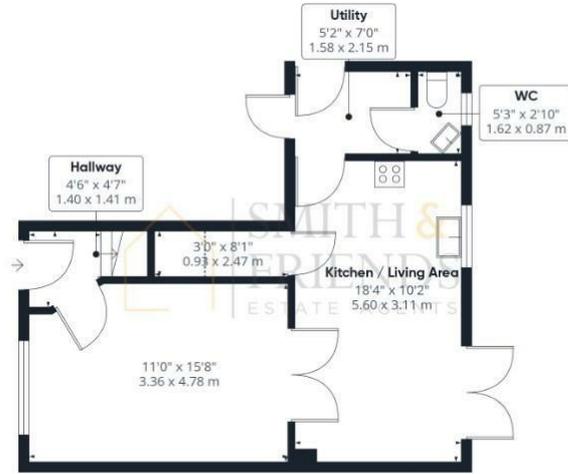
NB

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor



Floor 1

Approximate total area¹⁾

1018 ft²
94.6 m²

Reduced headroom

9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

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