



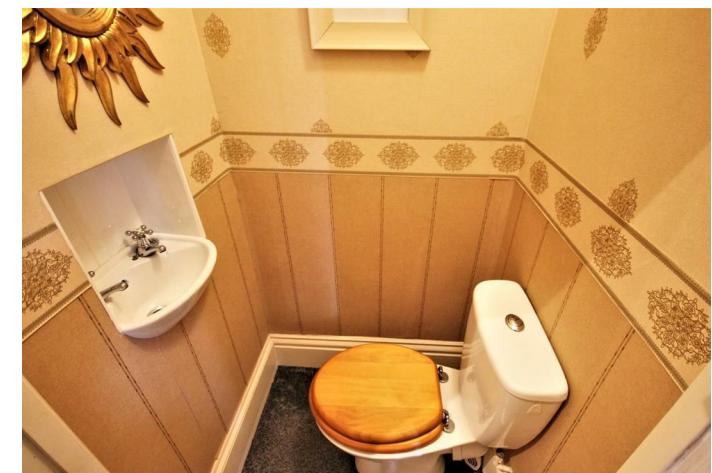
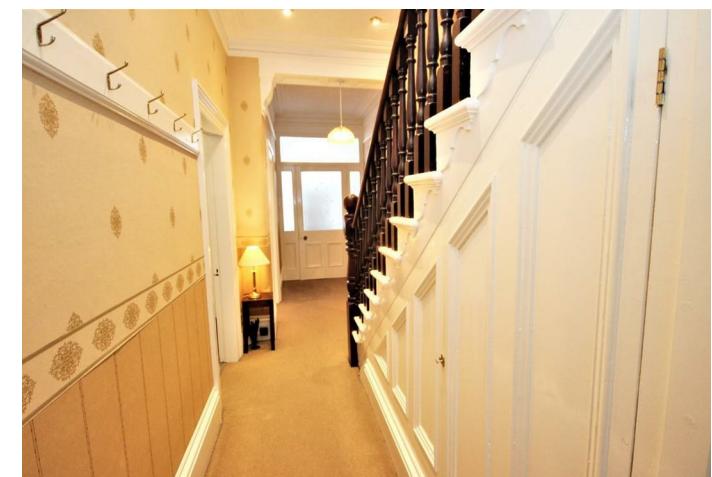
Hutton Avenue, TS26 9PP
5 Bed - House - Semi-Detached
£294,950

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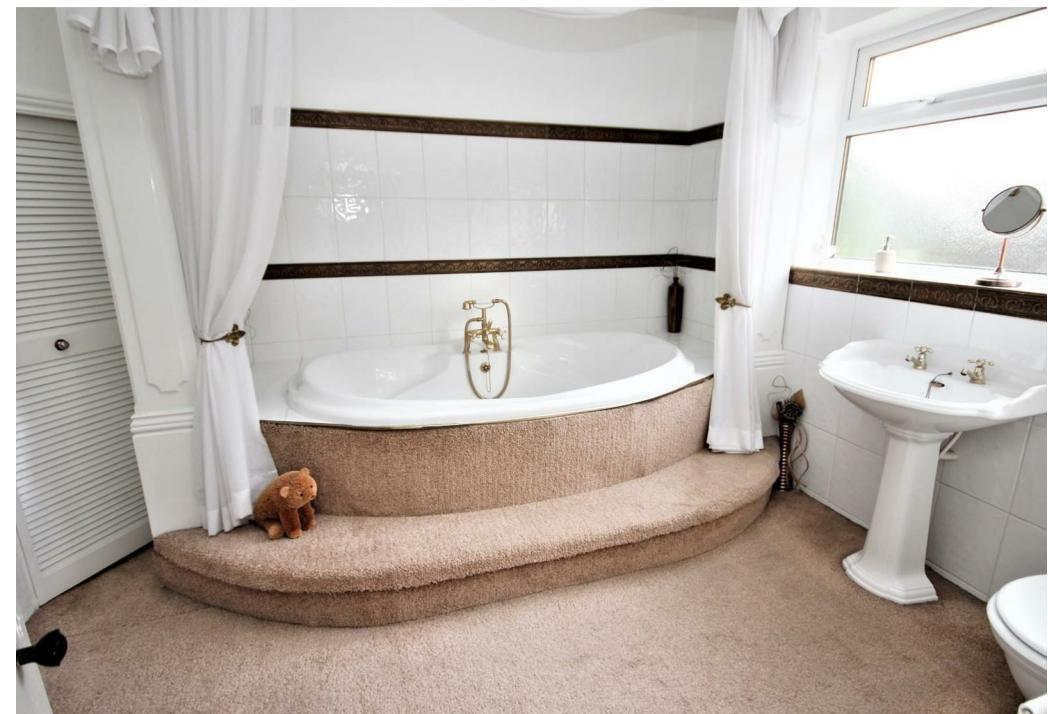
Hutton Avenue

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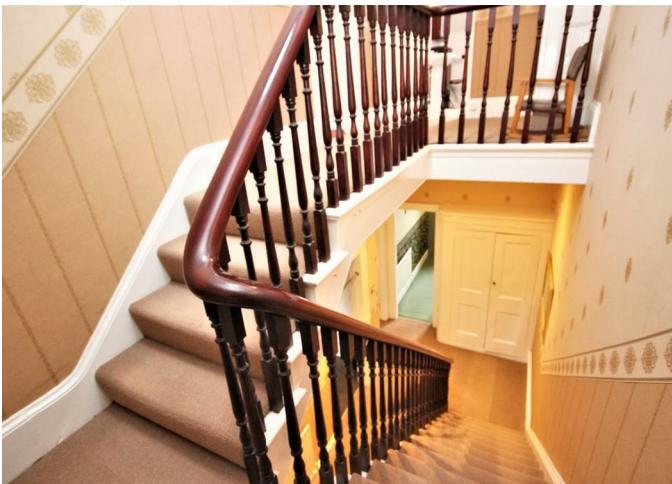
** REDUCED FROM £299,950** A FABULOUS PROPERTY ** VIEWING IS ESSENTIAL ** We are delighted to offer to the open market for sale this beautifully presented five bedroom period semi detached house which is spread over three floors. The property is located towards the top end of Hutton Avenue, with the rear garden enjoying a southerly aspect and offers a good degree of privacy. This extremely spacious home oozes character and comes with beautiful period fireplaces and has original internal doors, high skirting boards and deep coving. The home has been upgraded over the years and now benefits from a quality fitted kitchen and bathroom fittings and has a cleverly created bathroom to the top floor. Other features include gas central heating to all floors and has uPVC double glazing to most windows. The floor plan briefly comprises: entrance vestibule with original features, long entrance hall, two good sized reception rooms which both have beautiful period fireplaces with inset living flame gas fires, cloakroom/WC and to complete the ground floor accommodation is a fantastic kitchen/diner/family area which extends to 27ft. in length, the kitchen area has been well fitted with 'walnut shaker' style units and includes several built-in appliances, with the dining area having French doors leading to a decked area. Located to the first floor are three bedrooms, with an outstanding bathroom/WC which has a large air bath and separate shower cubicle. To the second floor are two further bedrooms and a bathroom/WC which has a white suite with an electric shower fitting over the bath. This top level would make an ideal 'teenager suite'. Externally are low maintenance gardens to front and rear, the latter having a decked and lawned area and enjoys a southerly aspect. A driveway provides off street car parking and leads to the single garage which is of timber construction. Fitted carpets are included in the asking price.











IMPRESSIVE PILLARED ENTRANCE

ENTRANCE VESTIBULE

Carved entrance door, mosaic tiling to floor, part glazed door with attractive etched glass with matching side screens and fanlight above to:

LONG ENTRANCE HALL

Panelled staircase to first floor with spindle balustrading and newel post, feature archway.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: wall mounted wash hand basin, close coupled WC.

SPACIOUS LOUNGE (front) 16'11 into bay x 14'11 into alcove, overall (5.16m into bay x 4.55m into alcove, overall)

Beautiful period fireplace with black granite hearth and upstand area, inset living flame gas fire, large panelled bay window creating a light and airy room.

SECOND SITTING ROOM (rear) 15'10 x 13'11 into alcove, overall (4.83m x 4.24m into alcove, overall)

Beautiful period fireplace with tiled hearth and upstand area, inset living flame gas fire, decorative frieze, part single glazed door with matching side screens and fanlight above to rear garden.

FANTASTIC KITCHEN/DINER/FAMILY ROOM 27'8 x 11'8 overall (8.43m x 3.56m overall)

A light and airy room well fitted with quality 'walnut shaker' style base, wall and drawer units with chrome rod handles, 'black marble' effect working surfaces with matching splashback, breakfast bar area with circular bowl and drainer sink unit with mixer tap, 'chimney' style recess with built-in five ring gas hob with black double width 'chimney' style canopy housing illuminated extractor fan above, built-in electric oven below, integrated 'larder' style fridge with freezer below, integrated dishwasher, integrated washer/dryer, 'stable' style door with 'Victorian' style window above to patio area, uPVC double glazed French doors to decking area.

FIRST FLOOR: THREE QUARTER LANDING

Impressive stained glass window.

BATHROOM/WC 9'9 x 11'9 max dimensions (2.97m x 3.58m max dimensions)

Large step up air bath with centre mixer tap and shower attachment, corner shower cubicle with sliding door and chrome mains shower fitting, imperial pedestal wash hand basin, close coupled WC, impressive tiling to part walls, built-in cupboard housing wall mounted Baxi gas combination boiler.

MAIN LANDING

Built-in storage cupboard with double opening doors, staircase to second floor.

BEDROOM 1 (front) 17'1 into bay x 13'1 into alcove, overall (5.21m into bay x 3.99m into alcove, overall)

Large panelled bay window giving plenty of natural light.

BEDROOM 2 (rear) 13'9 x 14'6 into alcove, overall (4.19m x 4.42m into alcove, overall)

Built-in storage cupboard.

BEDROOM 3 (front) 10'2 x 7'5 overall (3.10m x 2.26m overall)

SECOND FLOOR

Under eaves storage cupboard to three quarter landing.

MAIN LANDING

Built-in storage cupboard, Velux double glazed roof light.

BEDROOM 4 (front) 14'1 into dormer x 12'10 overall (4.29m into dormer x 3.91m overall)

Decorative cast iron fireplace, single glazed window with matching side screens in dormer.

BEDROOM 5 (rear) 10'4 x 12'9 overall (3.15m x 3.89m overall)

Decorative cast iron fireplace, single glazed window, large Velux double glazed roof light, under eaves storage cupboard.

BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with electric shower fitting over, pedestal wash hand basin, close coupled WC on a macerator system, white tiling to splashback, under eaves storage cupboard, Velux double glazed roof light.

OUTSIDE

The property benefits from low maintenance gardens to front and rear. The front garden has a pebbled area and is enclosed by a brick boundary wall with wrought iron railings. The enclosed rear garden provides good degree of privacy and enjoys a southerly aspect. It has lawn, decked and patio areas, well stocked borders containing a wide variety of shrubs, flora and specimen trees.

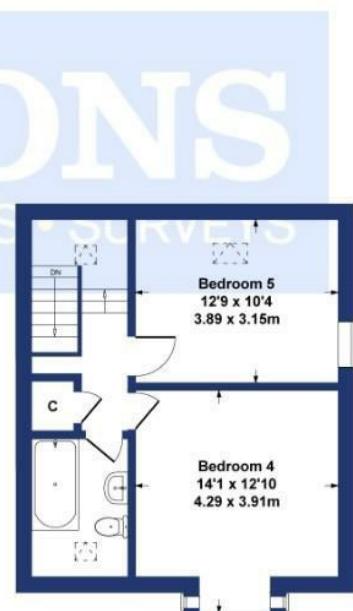
SINGLE GARAGE

Timber construction with double opening timber doors, personal door to rear garden.



Hutton Avenue Hartlepool

Approximate Gross Internal Area
2243 sq ft - 208 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



106 York Road, Hartlepool, TS26 9DE
Tel: 01429 891100
info@robinsonshartlepool.co.uk
www.robinsonestateagents.co.uk



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