



**Hutton Avenue, TS26 9PR**  
**5 Bedroom, 3 Bathroom - House - Semi-Detached**  
**£385,000**

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



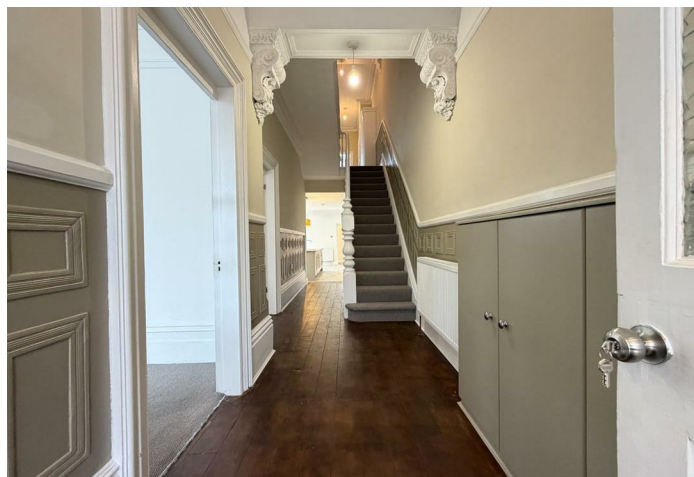
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# Hutton Avenue Hartlepool TS26 9PR

A stunning FIVE BEDROOM, three bathroom semi-detached property offering meticulously refurbished and upgraded accommodation ideal for family requirements. The home has been thoughtfully restored with careful consideration to protect the original character of the property, whilst adding quality fixtures and fittings with modern necessities including a superb kitchen/diner, stunning family bathroom, modern en-suite to the master, and the addition of an impressive shower room to the top floor. The versatile accommodation is spread over three floors with TWO RECEPTION ROOMS, features brand new flooring, re-wire with new lighting, sockets and switches, new heating system, radiators, and neutral decor throughout. An ideal purchase for those looking to move in without further expense.

Totalling over 2400 Sq Ft with great flexibility for the growing family. The full layout comprises: entrance porch, through to an inviting entrance hall with stairs to the first floor and access to both reception rooms, the generous rear reception room incorporating French doors to the garden. The open plan kitchen/diner features an impressive range of units, integrated appliances, island and access to the separate utility and guest WC. To the first floor, from the half landing is access to bedroom three and the stunning family bathroom which incorporates a four piece suite. The main landing gives access to bedrooms one and two, the master with en-suite shower room. To the second floor are a further two double bedrooms and the addition of a modern shower room.

Externally is a low maintenance pebbled front, allowing useful off street parking, whilst leading to the larger than average DETACHED GARAGE. The generous SOUTH FACING rear garden features an extensive pebbled patio, ideal for entertaining. The home occupies a pleasant position at the top of Hutton Avenue, close to both schools and amenities. Offered with NO CHAIN and an internal viewing highly recommended.











## GROUND FLOOR

### ENTRANCE PORCH 5'5x 4'4 (1.65m x 1.32m)

Accessed via wide panelled entrance door with glazed side screens and matching fanlight above, original 'mosaic' style tiled flooring, high coved ceiling, glazed internal door with matching side screens and fanlight giving access to the entrance hall.

### ENTRANCE HALL 6'3 x 24'9 (1.91m x 7.54m)

A deep and inviting entrance hall which incorporates beautiful stained wood flooring, spindled staircase to the first floor with large newel post, newly fitted carpet, dado rail, ornate feature archway, picture rail, high coved ceiling, custom shelved storage unit, additional under stairs storage cupboard, convector radiator, glazed internal doors to both reception rooms.

### FRONT RECEPTION ROOM 15'2 x 14'1 (4.62m x 4.29m)

Large uPVC double glazed bay window to the front aspect, newly fitted carpet, deep coving to ceiling, convector radiator.

### REAR RECEPTION ROOM 14'4 x 15'6 (4.37m x 4.72m)

Picture window incorporating uPVC double glazed French doors with matching side screens and fanlight above, beautiful 'period' style fire surround with cast iron tiled insert and open fire, newly fitted carpet, picture rail, deep coving to ceiling, stunning ornate central ceiling rose, convector radiator.

### GENEROUS KITCHEN/DINER/FAMILY ROOM 11'7 x 21'6 (3.53m x 6.55m)

Beautifully refitted with a quality range of units to base and wall level incorporating brushed stainless steel handles and complementing work surfaces, with a central island featuring an inset stainless steel sink with mixer tap, built-in double oven with matching microwave above, integrated 'larder' style fridge and separate freezer, five ring induction hob, integrated dishwasher, concealed recycle unit, tiled splashback, breakfast bar area, modern laminate flooring, inset spotlighting to the ceiling, additional feature lighting over the island, uPVC double glazed French doors with matching side screens to the rear garden, large uPVC double glazed window, two convector radiators, glazed internal door through to the utility room.

### UTILITY ROOM 6'3 x 3'10 (1.91m x 1.17m)

Plumbing for washing machine, matching laminate flooring, uPVC double glazed window to the rear aspect.

### GUEST WC 5'4 x 3'11 (1.63m x 1.19m)

Fitted with a modern two piece suite comprising: inset wash hand basin with chrome mixer tap and white gloss cabinet below, concealed WC with matching back and vanity area above, modern laminate flooring, uPVC double glazed window to the rear aspect, convector radiator.

## FIRST FLOOR

### HALF LANDING

Double storage cupboard, additional single storage cupboard, newly fitted carpet, dado rail, ornate feature archway, high coved ceiling, access to bedroom three and the family bathroom.

### BEDROOM THREE 10'10 x 12'5 (3.30m x 3.78m)

Large walk-in uPVC double glazed bay window to the rear aspect, built-in storage cupboards, newly fitted carpet, picture rail, convector radiator.

### FAMILY BATHROOM/WC 6'11 x 11'9 (2.11m x 3.58m)

Fitted with a superb four piece suite and chrome fittings comprising: free standing bath with pillar mixer tap over and shower attachment, walk-in double shower with protective glass shower screen and 'waterfall' style overhead shower, inset wash hand basin with central mixer tap and white gloss vanity drawers below, concealed WC with matching white gloss back, tiling and attractive panelling to splashback areas, attractive tiled flooring, inset spotlighting to the ceiling, uPVC double glazed window to the side aspect, mirrored chrome radiator.

## MAIN LANDING

Access to bedrooms one and two, dado rail, high coved ceiling, spindled staircase to the top floor.

### BEDROOM ONE 13'4 x 16'9 (4.06m x 5.11m)

A good size master bedroom with a large uPVC double glazed bay window to the front aspect, newly fitted carpet, picture rail, deep coving to ceiling, convector radiator, access to the en-suite.

### EN-SUITE SHOWER ROOM/WC 6'6 x 10'4 (1.98m x 3.15m)

Fitted with a modern three piece suite and chrome fittings comprising: double shower with protective screen, 'waterfall' style shower over and separate attachment, inset wash hand basin with central mixer tap and white gloss vanity drawers below, concealed WC with matching white gloss back, attractive tiling to splashback, modern flooring, uPVC double glazed window to the front aspect, inset spotlighting to the ceiling, extractor fan, mirrored chrome radiator.

### BEDROOM TWO 14'4 x 13'11 (4.37m x 4.24m)

A large bedroom with uPVC double glazed window overlooking the rear garden, newly fitted carpet, picture rail, high coved ceiling, convector radiator.

## SECOND FLOOR

### HALF LANDING

Eaves storage, large double glazed Velux window, newly fitted carpet, picture rail, stairs to the main landing.

### MAIN LANDING

Built-in storage, access to bedrooms four and five, alongside the second floor shower room.

### BEDROOM FOUR 13'3 x 12' (4.04m x 3.66m)

uPVC double glazed window to the side aspect, additional double glazed Velux window to the rear aspect, eaves storage, attractive stained wood flooring, convector radiator.

### BEDROOM FIVE 12'5 x 11'8 (3.78m x 3.56m)

Attractive stained wood flooring, large uPVC double glazed 'dormer' style window with eaves storage, convector radiator.

### SHOWER ROOM/WC 7'4 x 8'6 (2.24m x 2.59m)

Fitted with a modern three piece suite and chrome fittings comprising: shower with protective glass shower screen, 'waterfall' style shower over and separate attachment, inset wash hand basin with central mixer tap and white gloss vanity drawers below, concealed WC with matching white gloss back, attractive tiling to splashback and flooring, double glazed Velux window to the front aspect, inset spotlights to ceiling, modern panelled radiator.

## EXTERNALLY

The property features a low maintenance front with loose pebbles, brick boundary wall and planted area. A gate to the side leads through to the generous south facing rear garden with an extensive pebbled patio area, ideal for entertaining, with further scope to add a large lawn, further patio areas or entertaining space, with fenced boundaries, external socket and water tap.

### DETACHED GARAGE 8'8 x 23'6 (2.64m x 7.16m)

Accessed via an up and over door to the front, personal door from the rear garden, windows, lighting and sockets.

## 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 Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
 2421 ft<sup>2</sup>  
 225 m<sup>2</sup>

Reduced headroom  
 16 ft<sup>2</sup>  
 1.4 m<sup>2</sup>

(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



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>69</b>
	<b>54</b>	
<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.

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