



**Hutton Avenue, TS26 9PR**  
**7 Bed - House - Semi-Detached**  
**£310,000**

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





## Hutton Avenue , Hartlepool, TS26 9PR

A spacious and well proportioned semi-detached property offering versatile accommodation spread over three floors with SEVEN BEDROOMS & THREE RECEPTION ROOMS. The home occupies a pleasant position towards to the top of Hutton Avenue with a SOUTH FACING REAR GARDEN, off street parking and double length garage (measuring over 30ft). An ideal purchase for family requirements, with two en-suites, recently upgraded boiler with guarantee, uPVC double glazing, alarm and CCTV. An internal viewing comes recommended to appreciate the space on offer with a layout which briefly comprises: entrance porch through to a deep entrance hall with stairs to the first floor and access to three reception rooms, the rear currently used as a dining room which links to the kitchen. To the first floor, from the half landing is access to bedroom three and the family bathroom with an additional separate WC. The main landing gives access to three further bedrooms, the master with with a modern en-suite shower room. To the first floor are a further three bedrooms and en-suite wash room to bedroom five. Externally is a low maintenance, block paved front allowing useful off street parking, whilst leading to the double length garage (ideal for use as a workshop). The enclosed, south facing rear garden should prove to be a suntrap in the summer months, with lawn and generous patio area. VIEWING RECOMMENDED.



















## GROUND FLOOR

### ENTRANCE PORCH

5'4 x 4'2 (1.63m x 1.27m)

Entrance door with glazed side screens and fanlight above, attractive tiled flooring, glazed internal door with matching side screens and fanlight above giving access to the hall.

### ENTRANCE HALL

24'6 x 6'5 (7.47m x 1.96m)

A deep entrance hall with spindled staircase to the first floor and under stairs storage cupboard, deep coving to ceiling, feature archway, double radiator.

### FRONT RECEPTION ROOM

15'2 x 14'0 (4.62m x 4.27m )

Large uPVC double glazed bay window to the front aspect, fire recess with tiled back, deep coving to ceiling, ceiling rose, double radiator.

### REAR RECEPTION ROOM

15'10 x 14'3 (4.83m x 4.34m )

Attractive feature fire surround and electric fire, patio doors to the rear garden, lowered mock beam ceiling, double radiator.

### DINING ROOM

13'4 x 11'10 (4.06m x 3.61m)

Ideally situated off the kitchen, with two uPVC double glazed windows to the side aspect, modern laminate flooring, storage cupboard, fitted drawers to alcove, modern wall mounted electric fire, convector radiator.

### KITCHEN

12'5 x 11'10 (3.78m x 3.61m)

Fitted with a range of units to base and wall level with complementing work surfaces, incorporating an inset single drainer stainless steel sink with mixer tap, built-in electric double oven, separate four ring gas hob with extractor over, tiled splashback, recess for washing machine, recess for fridge/freezer, plate rack, wine rack, glass fronted display cabinets, recently upgraded gas central heating boiler concealed with matching unit, tiled floor, two windows, door to the rear garden.

## FIRST FLOOR

### HALF LANDING

Access to bedroom three, bathroom and WC, built-in linen cupboard, uPVC double glazed window to the side aspect, deep coved ceiling, feature archway.

### BEDROOM THREE

11'9 x 9'9 (3.58m x 2.97m)

Large uPVC double glazed bay window overlooking the rear garden, dado rail, convector radiator.

### FAMILY BATHROOM/WC

8'8 x 6'9 (2.64m x 2.06m)

Fitted with a four piece suite and chrome fittings comprising: panelled bath with mixer tap and shower attachment, separate corner shower cubicle with electric shower, inset wash hand basin with mixer tap and vanity cabinet below, WC with matching back and vanity area above, tiling to walls, panelling and inset spotlights to ceiling, tiled floor, uPVC double glazed window to the side aspect, chrome heated towel radiator.

### SEPARATE WC

4'10 x 3'0 (1.47m x 0.91m)

Fitted with a low level WC in white, panelling to walls, uPVC double glazed window to the side aspect.

### MAIN LANDING

Closed off stairs giving access to the second floor.



## BEDROOM ONE

16'7 x 10'3 (excluding wardrobes) (5.05m x 3.12m (excluding wardrobes))

A good size bedroom with fitted wardrobes and overhead storage, wash area with double shower cubicle and basin, large uPVC double glazed bay window to the front aspect, deep coving to ceiling, convector radiator.

## BEDROOM TWO

13'11 x 11'7 (excluding wardrobes) (4.24m x 3.53m (excluding wardrobes))

Fitted wardrobes with overhead storage, two uPVC double glazed windows overlooking the rear garden, deep coving to ceiling, convector radiator.

## EN-SUITE SHOWER ROOM/WC

5'8 x 3'11 (1.73m x 1.19m)

Fitted with a modern three piece suite and chrome fittings comprising: shower cubicle with electric shower, inset wash hand basin with mixer tap and vanity cabinet below, low level WC, mirror fronted vanity cabinet with shelving and lighting, tiled splashback, extractor fan, panelling and spotlights to ceiling.

## BEDROOM FOUR

10'0 x 7'4 (3.05m x 2.24m)

uPVC double glazed window to the front aspect, mezzanine bed area with lighting, convector radiator.

## SECOND FLOOR

### HALF LANDING

Eaves storage, double glazed 'Velux' style window to the rear, stairs to the main landing.

### MAIN LANDING

Access to three further bedrooms, hatch to roof void.

### BEDROOM FIVE

11'4 x 9'2 (3.45m x 2.79m )

'Dormer' style window to the front aspect, built-in wardrobe.

### EN-SUITE WASH ROOM/WC

5'5 x 2'11 (1.65m x 0.89m)

Fitted with a two piece white suite and chrome fittings comprising: pedestal wash hand basin with mixer tap, low level WC, panelling to walls, spotlighting, extractor fan

### BEDROOM SIX

13'4 x 11'6 (4.06m x 3.51m)

Used as a workshop, with uPVC double glazed window to the side aspect, skylight to the rear, eaves storage, double radiator

### BEDROOM SEVEN

8'2 x 7'2 (2.49m x 2.18m)

Double glazed 'Velux' style window to the front aspect, double radiator

## EXTERNALLY

The property benefits from a low maintenance front which is block paved to allow useful off street parking, whilst leading to garage. A gate to the side leads through to the enclosed, south facing rear garden with lawn, planted border and generous patio with external lighting and socket.

## DOUBLE LENGTH GARAGE

31'6 x 11'11 (9.60m x 3.63m)

Currently used a workshop, with remote controlled roller doors to both the front and rear. Fitted workbenches, 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.









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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