



Hutton Avenue, TS26 9PW
5 Bed - House - Semi-Detached
£310,000

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

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Hutton Avenue Hartlepool, TS26 9PW

*** VIEWING RECOMMENDED *** STUNNING REAR GARDEN *** A most impressive FIVE BEDROOM semi detached property on Hutton Avenue close to Hartlepool town centre. This spacious, well proportioned and versatile home offers accommodation spread over three floors, with the benefit of two reception rooms, two bathroom/shower rooms and a generous conservatory extension to the rear. An ideal purchase for family requirements, with further benefits including the superbly landscaped rear garden, gas central heating, uPVC double glazing, alarm system, ample off street parking and double length garage. An internal viewing is essential to appreciate the space on offer, with a layout that briefly comprises: entrance lobby through to an inviting entrance hall with stairs to the first floor and access to two connecting reception rooms. The kitchen/diner is fitted with units to base and wall level and includes a built-in oven, hob and extractor, whilst leading through to a useful utility room and guest cloakroom/WC. The conservatory extension completes the ground floor and enjoys beautiful views of the rear garden. To the first floor, from the half landing is access to the bathroom and separate washroom, with the main landing giving access to three bedrooms. To the second floor are a further two bedrooms and an additional shower room. Externally is a low maintenance block paved front allowing ample off street parking, whilst leading to the attached garage which measures over 32ft in length. The stunning rear garden is a 'gardener's delight' having been lovingly cared for, with an extensive, lawn, patio, planting and seating areas with a range of established borders allowing privacy and security.











ENTRANCE PORCH

Accessed via wide entrance door with glazed fanlight above and attractive stained glass central panel, fitted carpet, dado rail, deep coving to ceiling.

ENTRANCE HALL

A deep and inviting entrance hall accessed via wide open entrance door with stained glass panel, matching side screens and fanlight above, spindled staircase to the first floor with attractive newel post, dado rail, deep coving and feature archway to ceiling, fitted carpet, under stairs storage cupboard, modern 'column' style radiator to wall.

LOUNGE 18'3 into bay x 17' into alcove (5.56m into bay x 5.18m into alcove)

A large uPVC double glazed bay window to the front aspect, attractive feature fire surround with 'marble' style back and base, inset 'coal' effect electric fire, fitted carpet, delft rack, deep coving to ceiling, attractive ornate ceiling rose, television point, two convector radiators, archway through to:

REAR RECEPTION ROOM 15'8 into alcove x 13'11 (4.78m into alcove x 4.24m)

A beautiful feature fire surround with cast iron tiled insert, large double glazed patio doors to the rear garden, fitted carpet, picture rail, deep coving to ceiling, television point, double radiator.

KITCHEN/DINER 17'1 x 10'9 (5.21m x 3.28m)

A generous kitchen which is fitted with a range of 'oak' style units to base and wall level with contrasting 'marble' effect work surfaces in an 'L' shaped layout incorporating an inset one and a half bowl single drainer stainless steel sink unit with modern chrome spray mixer tap, built-in electric oven with four ring gas hob above and canopy housing extractor hood over, tiling to splashback, recess for dishwasher, glass fronted display cabinets to eye level, five drawer base unit, space for free standing fridge/freezer, tiled flooring, uPVC double glazed window to the side aspect, modern wall mounted vertical radiator, delft rack, attractive mock beam ceiling, access to:

UTILITY 10'9 x 6'10 (3.28m x 2.08m)

Fitted worktop with double unit adjacent incorporating an inset single drainer stainless steel sink unit with dual taps and double unit above, space for free standing appliances, Potterton Titanium gas central heating boiler, tiling to splashback and flooring, convector radiator, uPVC double glazed side door, access to conservatory and ground floor cloakroom/WC.

CLOAKROOM/WC

Fitted with a two piece white suite comprising: corner wash hand basin with chrome dual taps, low level WC, fitted carpet, uPVC double glazed window to the side aspect.

CONSERVATORY 14'10 x 12'4 (4.52m x 3.76m)

Offering a pleasant transition between the home and garden with seating and dining space, uPVC double glazed windows and French doors enjoying views of the rear garden, lighting, power points, fitted carpet.

FIRST FLOOR: HALF LANDING

uPVC double glazed window to the side aspect, fitted carpet, dado rail, access to bathroom and separate wash room.

BATHROOM/WC 10'9 x 8'11 (3.28m x 2.72m)

Fitted with a five piece suite comprising: panelled bath with chrome dual taps, corner shower cubicle, pedestal wash hand basin with chrome dual taps, low level WC, bidet, tiling to splashback, two uPVC double glazed windows, 'tile' effect vinyl flooring, double radiator.

SEPARATE WASHROOM

Fitted with a two piece suite comprising: pedestal wash hand basin with chrome dual taps, low level WC, part tiled walls, uPVC double glazed window to the side aspect, built-in double airing cupboard with convector radiator.

HALF LANDING

uPVC double glazed window to the rear aspect, newly fitted carpet, stairs to main landing.

MAIN LANDING

Access to bedrooms one, two and three, spindled staircase leading to the second floor, dado rail, deep coving to ceiling, single radiator.

BEDROOM 1 (front) 15'7 x 13'11 (4.75m x 4.24m)

Two uPVC double glazed windows to the front aspect, fitted carpet, picture rail, deep coving to ceiling, two double radiators.

BEDROOM 2 (rear) 15'7 x 13'11 (4.75m x 4.24m)

Built-in wardrobes to each alcove with matching dressing area and overhead storage, uPVC double glazed window offering beautiful views of the rear garden, fitted carpet, deep coving to ceiling, double radiator.

BEDROOM 3 9'9 x 7'8 (2.97m x 2.34m)

Currently used as a home study with uPVC double glazed window to the front aspect, fitted carpet, dado rail, single radiator.

SECOND FLOOR LANDING

Newly fitted carpet, dado rail, hatch to loft space, single radiator, double glazed 'Velux' style window.

BEDROOM 4 15'6 x 11'2 (4.72m x 3.40m)

A good sized bedroom which offers a high degree of natural light with a double glazed 'Velux' style window to the front aspect, uPVC double glazed window to the side aspect, newly fitted carpet, single radiator.

BEDROOM 5 15'6 x 10'7 (4.72m x 3.23m)

Again, enjoying a high degree of natural light with double glazed 'Velux' style window to the rear aspect, uPVC double glazed window to the side aspect, newly fitted carpet, single radiator.

SHOWER ROOM/WC 7'4 x 6'9 (2.24m x 2.06m)

Fitted with a three piece suite comprising: modern corner shower cubicle with chrome frame, twin glass panelled sliding doors, chrome overhead shower and separate attachment, pedestal wash hand basin with chrome dual taps, low level WC, white PVC panelling to shower splashback, tiling to basin splashback, 'tile' effect vinyl flooring, double glazed 'Velux' style window to the front aspect, single radiator.

OUTSIDE

The property features a low maintenance block paved front providing ample off street parking, with brick boundary wall, wrought iron railings and gate. The stunning rear garden is a 'gardener's dream' with large patio area, extensive lawn, well established borders, fenced boundaries, seating areas, timber summerhouse, log storage area, vegetable plot and various fruit trees.

GARAGE 32'7 x 10' (9.93m x 3.05m)

A double length garage divided into two areas and access to the front via a remote controlled roller door, with a personal door from the rear garden, lighting and power points.

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.





Hutton Avenue

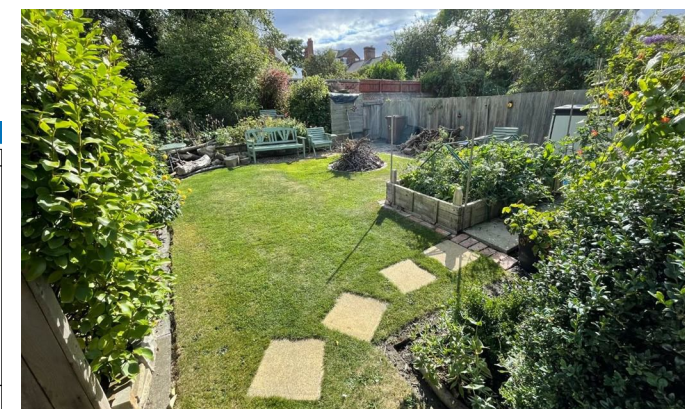
Approximate Gross Internal Area
2952 sq ft - 274 sq m



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. 2022

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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