



**Butterstone Avenue, Hartlepool, TS24 0GA**

**welcome to**

## **Butterstone Avenue, Hartlepool**

This immaculately presented five-bedroom detached home is not to be missed, perfectly positioned on Marine Point with sea views from the front-facing bedrooms.

### **Entrance Hallway**

Entered via a composite double glazed door into entrance hallway, stairs to first floor, radiator, Karndean flooring, feature half panelled wall, wooden glass door leading into kitchen/ diner, under stairs storage cupboard.

### **Lounge**

UPVC double glazed window to front, radiator, Karndean flooring, feature panelled walls, TV point.

### **Kitchen/ Diner**

UPVC double glazed window to rear, UPVC double glazed french doors to rear, Karndean flooring, radiator, spotlights to ceiling, beautiful range of grey wall and base units with complimentary working surfaces and matching upstands, inset electric oven, four ring gas hob with stainless steel splashback and stainless steel chimney style extractor over, sink/ drainer with mixer tap, peninsular island, space for dining table, plumbing and recess for integrated dishwasher, integrated fridge/ freezer, door leading into the utility room.

### **Utility Room**

Composite double glazed door to rear, Karndean flooring, matching wall and base units to the kitchen as well as matching work surfaces and upstands, wall mounted Ideal logic combi boiler housed in storage cupboard, plumbing and recess for integrated washing machine and dryer.

### **Downstairs Wc**

Karndean flooring, UPVC double glazed window to side, low level low flush wc, radiator, wash hand basin with splashback.

### **Landing**

Loft hatch access, panelled walls, doors leading to all

principal rooms.

### **Bedroom 1**

UPVC double glazed window to front, radiator, door leading to en suite shower room.

### **En Suite/ Shower Room**

UPVC double glazed window to front, vinyl flooring, low level low flush wc, part tiled walls, wash hand basin with mixer tap, radiator, double shower cubicle with hand held shower attachment and tiled surround.

### **Bedroom 2**

UPVC double glazed window to front, radiator, door leading to the built in storage cupboard over the bulk head with hanging rails.

### **Bedroom 3**

UPVC double glazed window to rear, radiator.

### **Bedroom 4**

UPVC double glazed window to rear, radiator.

### **Bedroom 5**

UPVC double glazed window to rear, radiator.

### **Family Bathroom**

UPVC double glazed window to side, vinyl flooring, radiator, low level low flush wc, wash hand basin with mixer tap, panel bath with mixer tap, part tiled walls, extractor fan.



## Externally

### Front Of Property

Views to the sea, double width driveway that leads to the garage, garage has a remote controlled roller shutter door and power and light, open plan lawned area.

### Rear Garden

Fence enclosed, predominantly laid to lawn, patio area, outdoor tap, wooden gate that leads to the side that gives access to the front, wood built shed with a door to the side for storage.



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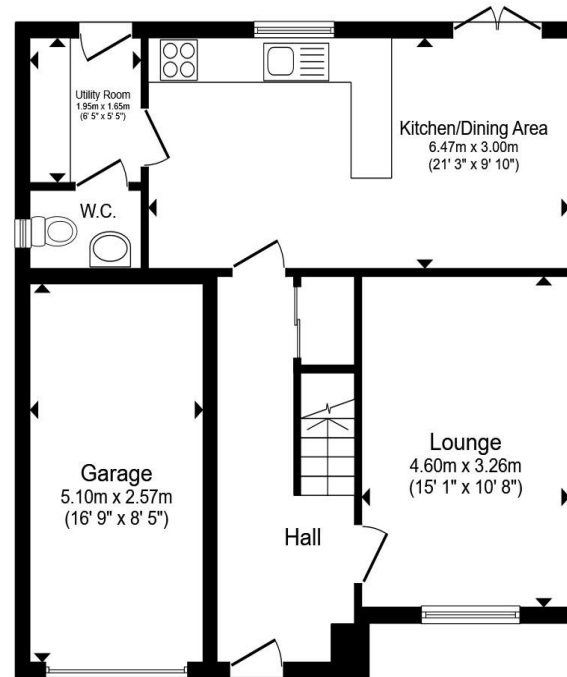
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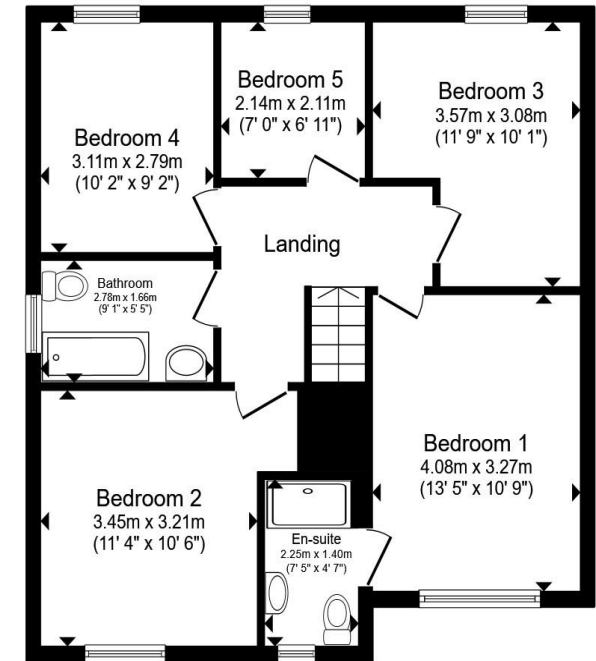
- FIVE BED DETACHED
- COASTAL SEA VIEWS
- KITCHEN/ DINER
- MASTER WITH EN SUITE
- DOUBLE DRIVEWAY

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

**£260,000**



Ground Floor



First Floor

Total floor area 132.5 m<sup>2</sup> (1,427 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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