



**Butterstone Avenue, Marine Point, TS24 0GA**  
**4 Bed - House - Detached**  
**Offers Over £270,000**

**EPC Rating: B**  
**Tenure: Freehold**  
**Council Tax Band: C**



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# Butterstone Avenue

## Marine Point Hartlepool TS24 0GA

A most impressive FOUR BEDROOM detached property occupying a superb and enviable position on the modern Marine Point development. The home enjoys stunning sea views from the front elevation and features a beautifully landscaped rear garden with hot tub. An ideal purchase for family requirements, with a modern kitchen, bathroom and en-suite, whilst further benefitting from gas central heating and uPVC double glazing. An internal viewing comes highly recommended, with a well proportioned layout which briefly comprises: entrance hall with stairs to the first floor and access to a good size lounge with sea views and double doors into the kitchen/dining room, with the kitchen area incorporating modern white gloss units, with a built-in oven, hob and extractor included. A useful utility room and guest cloakroom/WC complete the ground floor, whilst to the first floor are four good size bedrooms, the master bedroom with en-suite shower room and bedroom two benefitting from a balcony offering stunning views. The family bathroom incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front garden, with a driveway in front of the garage providing useful off street parking. The enclosed rear garden has been beautifully landscaped with patio, lawn and decked areas. A hot tub with pergola over is included in the asking price.











## GROUND FLOOR

### ENTRANCE HALL

Accessed via double glazed composite entrance door, laminate flooring, stairs to the first floor with fitted carpet, radiator, access to:

### LOUNGE

15'9 x 11' (4.80m x 3.35m)

A good size family lounge with uPVC double glazed window to the front aspect allowing stunning sea views, modern laminate flooring, 'log burner' style electric fire with slate base, brick slate tiling and oak mantle above, wall mounted television point, radiator, double doors into the kitchen/diner.

### KITCHEN/DINER

18'5 x 10'3 (5.61m x 3.12m)

### DINING/SEATING AREA

uPVC double glazed French doors to the rear garden, modern laminate flooring, radiator, breakfast bar area.

### KITCHEN AREA

Fitted with a modern range of white gloss units to base and wall level with brushed stainless steel handles and contrasting work surfaces with matching splashback incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel with matching splashback, tiling to additional splashback areas, integrated fridge, separate freezer and dishwasher, uPVC double glazed window looking out to the rear garden, inset spotlighting to ceiling, useful storage cupboard, access to:

### UTILITY ROOM

7'2 x 5'3 (2.18m x 1.60m)

Fitted worktop with space below for washing machine and dryer, white gloss units to eye level with concealed gas central heating boiler, double glazed door to the side, radiator, integral door to the garage, access to:

### GUEST CLOAKROOM/WC

Fitted with a two piece white suite comprising: corner wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, convector radiator.

## FIRST FLOOR

### LANDING

Built-in storage cupboard, fitted carpet, hatch to partially boarded loft space.

### BEDROOM ONE

14'5 x 13'2 (4.39m x 4.01m)

A good size master bedroom which, again, enjoys stunning sea views, with uPVC double glazed window to the front aspect, fitted carpet, built-in storage cupboard, single radiator, access to:

### EN-SUITE SHOWER ROOM/WC

6'9 x 6'2 (2.06m x 1.88m)

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, being full height to shower level, uPVC double glazed window to the side aspect, radiator.

### BEDROOM TWO

12'3 x 9'3 (3.73m x 2.82m)

A good size bedroom with uPVC double glazed French doors opening to a delightful balcony, fitted carpet, radiator.

### BALCONY

Offering stunning sea views to the front aspect.

### BEDROOM THREE

9'7 x 9'3 (2.92m x 2.82m)

uPVC double glazed window overlooking the rear garden, fitted carpet, radiator.

### BEDROOM FOUR

9'7 x 7'2 (2.92m x 2.18m)

Fitted with modern wardrobes with sliding doors, hanging rails and shelving, uPVC double glazed window to the rear aspect, inset spotlighting to ceiling, radiator.

### FAMILY BATHROOM/WC

7' x 6'3 (2.13m x 1.91m)

Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome dual taps, pedestal wash hand basin with chrome dual taps, low level WC, tiling to splashback, uPVC double glazed window to the rear aspect, extractor fan, chrome heated towel radiator.

### EXTERNALLY

The property features a low maintenance, part lawned front garden, with a paved driveway providing useful off street parking in front of the garage. A gate to the side of the property leads through to the generous landscaped rear garden incorporating patio, lawn and decked areas, with fenced boundaries, hot tub and pergola included.

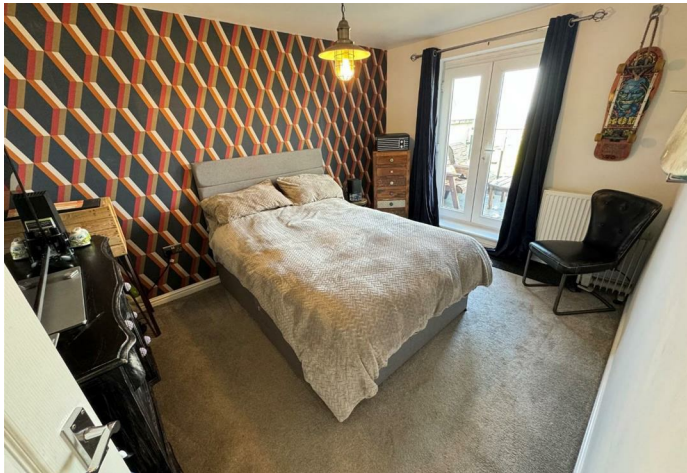
### INTEGRAL GARAGE

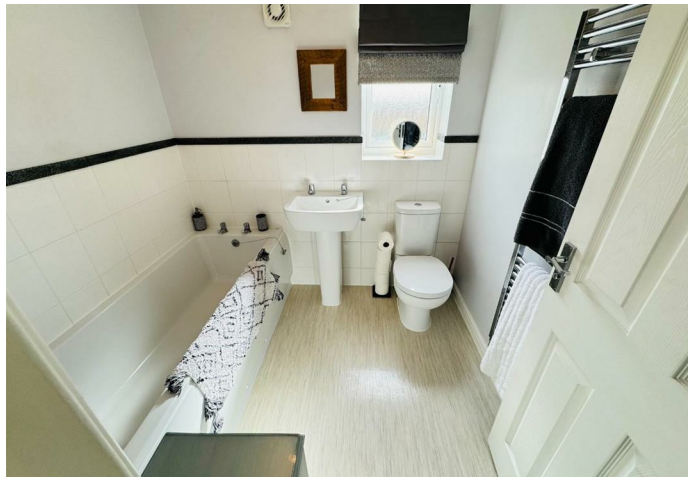
15'9 x 8'9 (4.80m x 2.67m)

Accessed via a roller door to the front, integral door from the utility, light and power points.

### NB

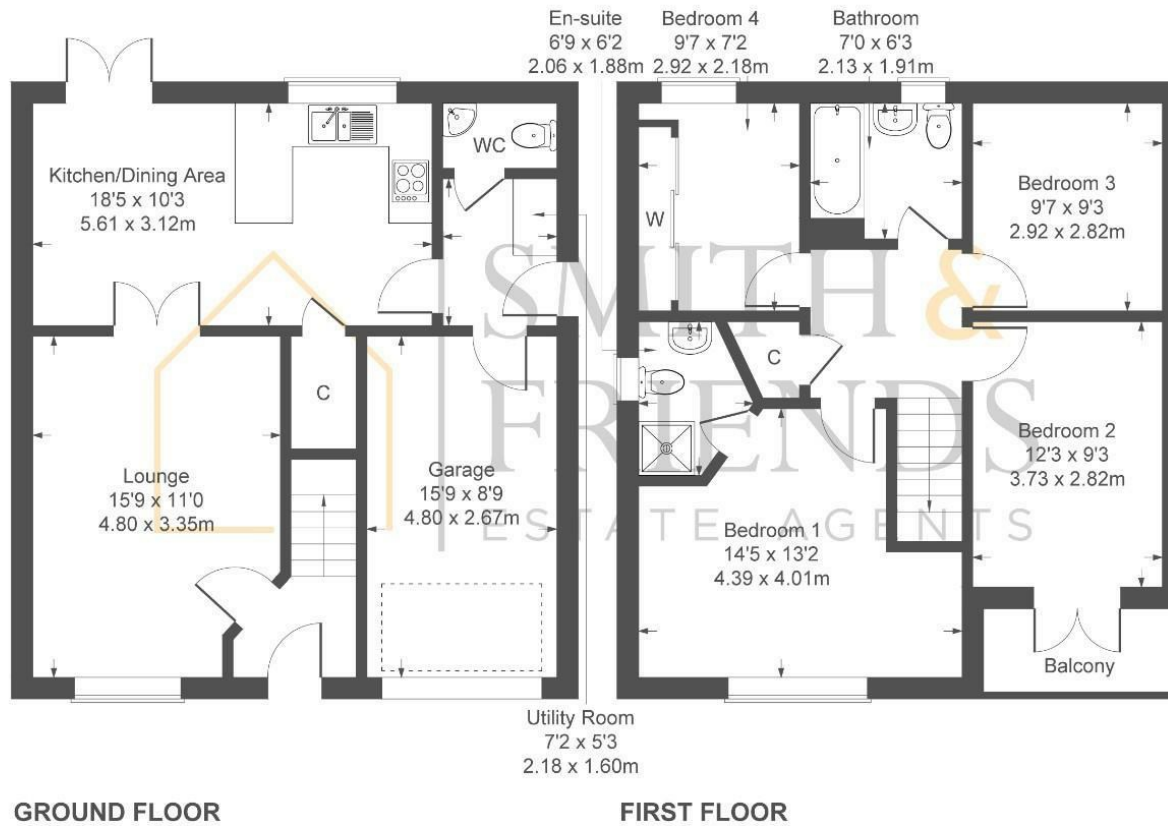
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





# Butterstone Avenue

Approximate Gross Internal Area  
1242 sq ft - 115 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(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. 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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