



***** NO CHAIN INVOLVED ***** A spacious **THREE BEDROOM** semi-detached property which occupies a pleasant position at the top of Hutton Avenue in a cul-de-sac with no through traffic. The home would make an ideal purchase for a first time buyer or family, with the benefit of **TWO RECEPTION ROOMS** and comes with an internal viewing recommended. The accommodation is warmed by gas central heating, features uPVC double glazing and briefly comprises: entrance hall with stairs to the first floor, bay fronted reception room with fire surround and electric fire, generous rear reception room which links to the kitchen and ground floor WC. To the first floor is a spacious landing, three bedrooms (all with storage), and the family bathroom which incorporates a three piece suite and separate WC. Externally are well established gardens to front and rear, the latter being of a generous size with patio, lawn and pebbled areas. Hutton Avenue is conveniently located within strolling distance of Hartlepool town centre and local schools.

Hutton Avenue, Hartlepool, TS26 9PR

3 Bedroom - House - Semi-Detached

£139,950

EPC Rating: D

Tenure: Freehold

Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Hutton Avenue, Hartlepool, TS26 9PR



GROUND FLOOR

ENTRANCE HALL

Accessed via uPVC double glazed entrance door with uPVC double glazed side screens, stairs to the first floor with small under stairs storage cupboard, single radiator, access to:

FAMILY LOUNGE

13' into bay x 11'9 into alcove (3.96m into bay x 3.58m into alcove)

A pleasant family lounge with uPVC double glazed curved bay window to the front aspect, attractive feature fire surround with 'coal' effect electric fire, coving to ceiling, single radiator.

REAR RECEPTION ROOM

18'3 x 10'7 (5.56m x 3.23m)

A generous rear reception room with uPVC double glazed window offering views of the rear garden, 'traditional' style fire surround with 'marble' style hearth and upstand area, fitted 'coal' effect gas fire, additional uPVC double glazed window to the side aspect, picture rail, coving to ceiling, convector radiator, access to:

GROUND FLOOR CLOAKROOM/WC

Fitted with a low level WC on a macerator system, fitted extractor fan, 'lamine' effect vinyl flooring.

KITCHEN

13'3 x 7'2 (4.04m x 2.18m)

Fitted with 'oak' style base, wall and drawer units with brushed stainless steel handles, black 'marble' effect working surfaces in a 'U' shaped layout incorporating an inset one and a half single drainer stainless steel sink unit with mixer tap, built-in ceramic hob with built-in electric double oven below, stainless steel 'chimney' style canopy housing illuminated recirculating fan above, space for free standing washing machine, fridge and separate freezer, white tiling to splashback, 'tile' effect laminate flooring, two uPVC double glazed windows giving plenty of natural light, hardwood door to rear garden, convector radiator.

FIRST FLOOR

LANDING

Two built-in storage cupboards, one housing a wall mounted Baxi Duo Tec combi boiler, stained glass to window to the side, hatch to loft space.

BEDROOM 1 (front)

13'10 x 11'10 (4.22m x 3.61m)

Triple wardrobes to both alcoves, uPVC double glazed bay window, coving to ceiling, single radiator.

BEDROOM 2 (rear)

11'10 x 10'4 (3.61m x 3.15m)

Built-in wardrobe with double opening doors, uPVC double glazed window to the rear aspect, single radiator.

BEDROOM 3 (front)

6'11 x 5'11 (2.11m x 1.80m)

Built-in over stairs storage cupboard with fitted shelving, uPVC double glazed window to the front aspect, single radiator.



Hutton Avenue, Hartlepool, TS26 9PR

BATHROOM

7'3 x 6'7 (2.21m x 2.01m)

Fitted with a three piece suite and chrome fittings comprising: corner shower cubicle with twin glass panelled sliding doors, panelled bath with chrome dual taps, pedestal wash hand basin with chrome mixer tap, tiling to splashback, chrome heated towel radiator, 'laminated' effect vinyl flooring, fitted extractor fan, uPVC double glazed window to the rear aspect.

SEPARATE WC

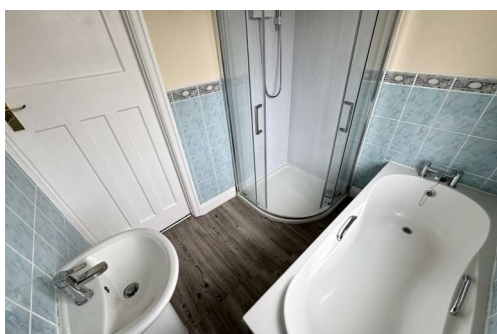
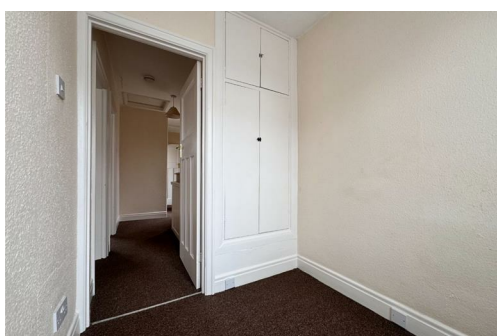
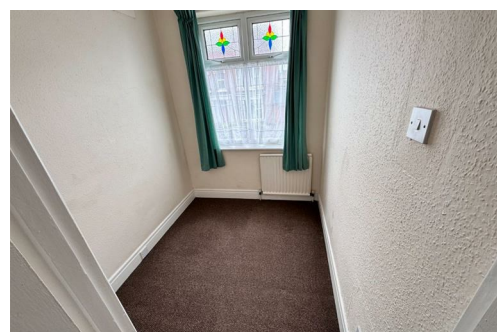
Fitted with a low level WC, uPVC double glazed opaque window to the side aspect, 'laminated' effect vinyl flooring.

OUTSIDE

The property features an attractive low maintenance front garden. A gate to the side of the property leads through to the generous enclosed rear garden with large lawned area, paved patio, additional pebbled patio area, fenced boundaries and useful timber storage shed included.

NB

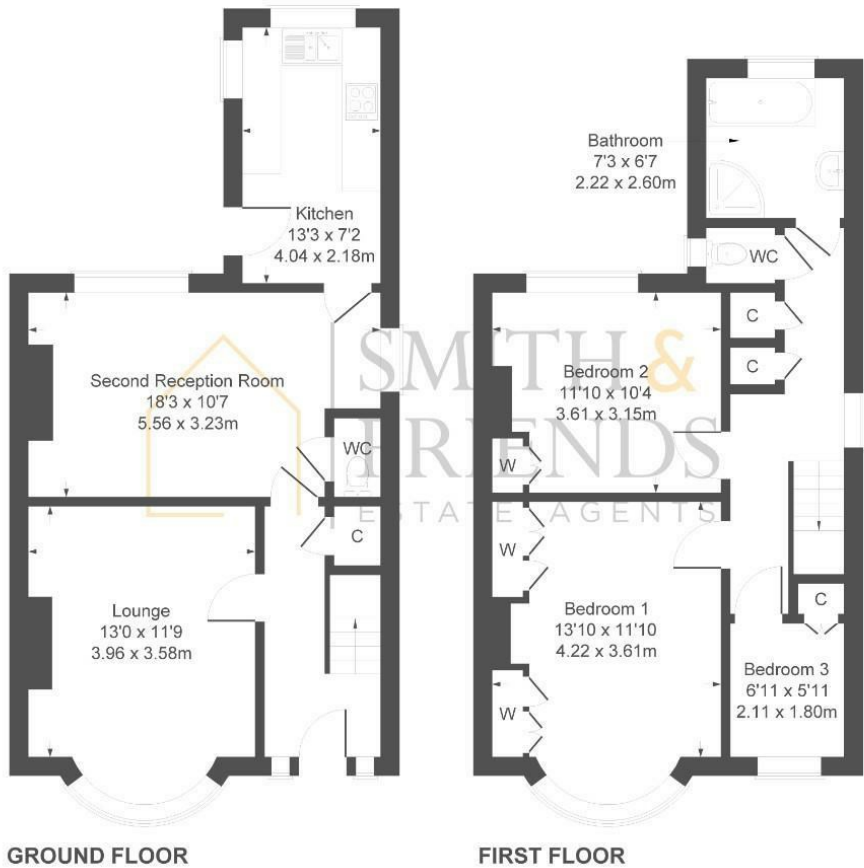
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Hutton Avenue, Hartlepool, TS26 9PR



Hutton Avenue
Approximate Gross Internal Area
1087 sq ft - 101 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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. We 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS