



Butterstone Avenue, HARTLEPOOL TS24 0GA

welcome to

Butterstone Avenue, HARTLEPOOL

The best of its kind, this extended and reconfigured 6 bedroomed detached home sits proudly on this generous sized plot with stunning views of the sea and the historic Headland.

Entrance Hall

Staircase to first floor, marble flooring, radiator.

Cloakroom

Low level low flush wc, pedestal wash hand basin, window to side, marble flooring.

Lounge

Window to front, media wall with plasma style modern inset electric fire, feature shelving, marble flooring.

Study/ Second Reception Room

Radiator, marble flooring.

Kitchen/ Diner

Fitted with attractive wall and base units with complimentary working surfaces, 1 1/2 stainless steel sink unit with mixer tap, space for dishwasher, built in over, hob and extractor hood, fitted appliances, French doors to rear garden, marble flooring.

Utility

Door to rear, cupboard housing boiler, recess and plumbing for washing machine.

First Floor Landing

Airing cupboard.

Bedroom 1

Window to front, radiator.

En-Suite

Pedestal wash hand basin, low level low flush wc, shower cubicle, window to rear.

Bedroom 4

Window to front, fitted robes, radiator.

Bedroom 5

Window to front, fitted wardrobes, radiator.

Bedroom 6

Window to front, radiator.

Bathroom

Bath with mixer tap, vanity wash hand basin, wc, window to rear.

Second Floor bedroom 2

Bi-fold doors with Juliet balcony and views over the sea,

Shower Room

Shower cubicle, vanity wash hand basin, low level low flush wc, marble flooring, tiled walls, radiator.

Bedroom 3 Externally Front Garden

Lawn area, double driveway.

Rear Garden

Predominantly laid to lawn, covered hot tub area with concealed plasma style TV, bar with functional keg system, double converted garage into second bar/ cinema room.

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been



completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Butterstone Avenue, HARTLEPOOL

- STATE OF THE ART SOLAR PANEL SYSTEM WITH STORAGE BATTERIES
- MASTER SUITE WITH BI-FOLD DOORS
- DOUBLE DRIVEWAY
- ULTRA MODERN FIXTURES AND FITTINGS THROUGHOUT
- VIEWINGS HIGHLY RECOMMENDED

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

£280,000



Ground Floor



First Floor



Second Floor

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.focalagent.com

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Property Ref:
HAR120590 - 0006

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