



***** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A three bedroom mid terraced property which would make an ideal purchase for a first time buyer or possible investment opportunity. The home offers great potential, features gas central heating and briefly comprises: entrance hall with stairs to the first floor and access to a generous front lounge, the spacious kitchen/diner is fitted with units to base and wall level and includes a built-in oven, hob and extractor. To the first floor are three bedrooms, bathroom and separate WC. Externally is a low maintenance front garden with an enclosed rear garden which backs onto allotments at the rear. Dowson Road is situated close to King Oswy Drive, with easy access to local schools and within a short stroll of the beach.

Dowson Road, Hartlepool, TS24 9ND

3 Bedroom - House - Mid Terrace

£69,950

EPC Rating: C

Tenure: Freehold

Council Tax Band: A



Dowson Road, Hartlepool, TS24 9ND

GROUND FLOOR

ENTRANCE HALL

5'5 x 4'1 (1.65m x 1.24m)

Accessed via panelled entrance door with glazed inserts, laminate flooring, staircase to the first floor, glazed internal door through to the lounge.

FRONT LOUNGE

10'5 x 17' (3.18m x 5.18m)

A good size lounge with laminate flooring, feature fire surround, glazed window to the front aspect, coving to ceiling, double radiator.



KITCHEN/DINER

8'6 x 17' (2.59m x 5.18m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink with mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, recess for washing machine, recess for additional appliance, tiled flooring, three glazed windows to the rear aspect, glazed door to the rear garden, Ideal Exclusive gas central heating boiler, useful storage cupboard, double radiator.



FIRST FLOOR

LANDING

Access to bedrooms, bathroom, separate WC and hatch to loft space.

BEDROOM ONE

10'5 x 12'4 (3.18m x 3.76m)

A good size master bedroom with a glazed window to the front aspect, built-in storage cupboard to alcove, single radiator.



BEDROOM TWO

8'7 x 8'4 (2.62m x 2.54m)

Glazed window to the rear aspect, single radiator.

BEDROOM THREE

10'3 x 8'3 (3.12m x 2.51m)

Glazed window to the front aspect, over stairs storage cupboard, single radiator.



BATHROOM

5'6 x 5'5 (1.68m x 1.65m)

Fitted with a two piece suite comprising: panelled bath with dual taps and shower over, pedestal wash hand basin with dual taps, tiling to splashback, glazed window to the rear aspect, chrome heated towel radiator.

SEPARATE WC

2'5 x 5'6 (0.74m x 1.68m)

Fitted with a low level WC in white, additional glazed window to the rear aspect.



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EXTERNALLY

The property features a lawned front garden enclosed by a brick boundary wall, with a paved walkway and shared passage to the side. The enclosed rear garden is a good size with a brick outhouse, backing onto allotments to the rear.

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.



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	

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Ground Floor



Floor 1

Approximate total area[®]
739 ft²
68.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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