

A modern and deceptively spacious three bedroom semi-detached property which is ideally located in the popular Clavering area of Hartlepool, close to local amenities, well regarded schools and main commuter routes. Benefitting from uPVC double glazing throughout, gas central heating and useful attic room. The accommodation briefly comprises of: welcoming hallway leading into a generous lounge complete with inset electric fire. This flows through to the dining area, the separate kitchen is fitted with a range of wall and base units, integrated appliances including a gas hob and oven. To the first floor are three well proportioned bedrooms, two doubles and one single, alongside a modern white and chrome family bathroom. The fully boarded attic is accessed from the landing via a fixed staircase. Enclosed gardens to front and rear. **VIEWING RECOMMENDED.**

**Dodsworth Walk, Hartlepool, TS27 3PF**  
**3 Bedroom - House - Semi-Detached**  
**Offers Over £130,000**  
**EPC Rating: D**  
**Tenure: Freehold**  
**Council Tax Band: A**





**Dodsworth Walk, Hartlepool, TS27 3PF**



## **GROUND FLOOR**

### **ENTRANCE HALLWAY**

Composite front door, radiator, staircase to first floor landing.

### **LOUNGE**

**13'5 x 13'1 (4.09m x 3.99m)**

uPVC double glazed bow window to front aspect, radiator, opening into to the dining room.

### **DINING ROOM**

**10'6 x 8'11 (3.20m x 2.72m)**

uPVC double glazed French doors opening onto the rear garden, radiator.

### **KITCHEN**

**10'5 x 8'4 (3.18m x 2.54m)**

Fitted with a range of wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and electric oven, plumbing for washing machine and dryer, space for fridge and freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door.

## **FIRST FLOOR**

### **LANDING**

uPVC double glazed window to side, access to staircase leading to the fully boarded attic.

### **BEDROOM 1 (front)**

**11'7 x 10'3 (3.53m x 3.12m)**

uPVC double glazed window to front, radiator, built-in storage.

### **BEDROOM 2 (rear)**

**11' x 8'11 (3.35m x 2.72m)**

uPVC double glazed window to rear, radiator.

### **BEDROOM 3 (front)**

**8'9 x 8'2 (2.67m x 2.49m)**

uPVC double glazed window, radiator.

### **FAMILY BATHROOM/WC**

Modern white and chrome suite comprising: panelled bath with shower over, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, radiator, uPVC double glazed window.

### **ATTIC**

**8'9 x 16'4 (2.67m x 4.98m )**

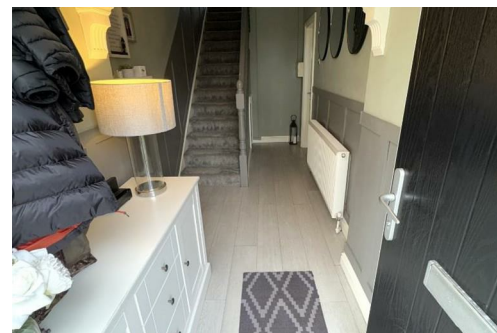
Two Velux windows, built-in storage, radiator.

### **EXTERNALLY**

Enclosed front and rear gardens.

### **NB**

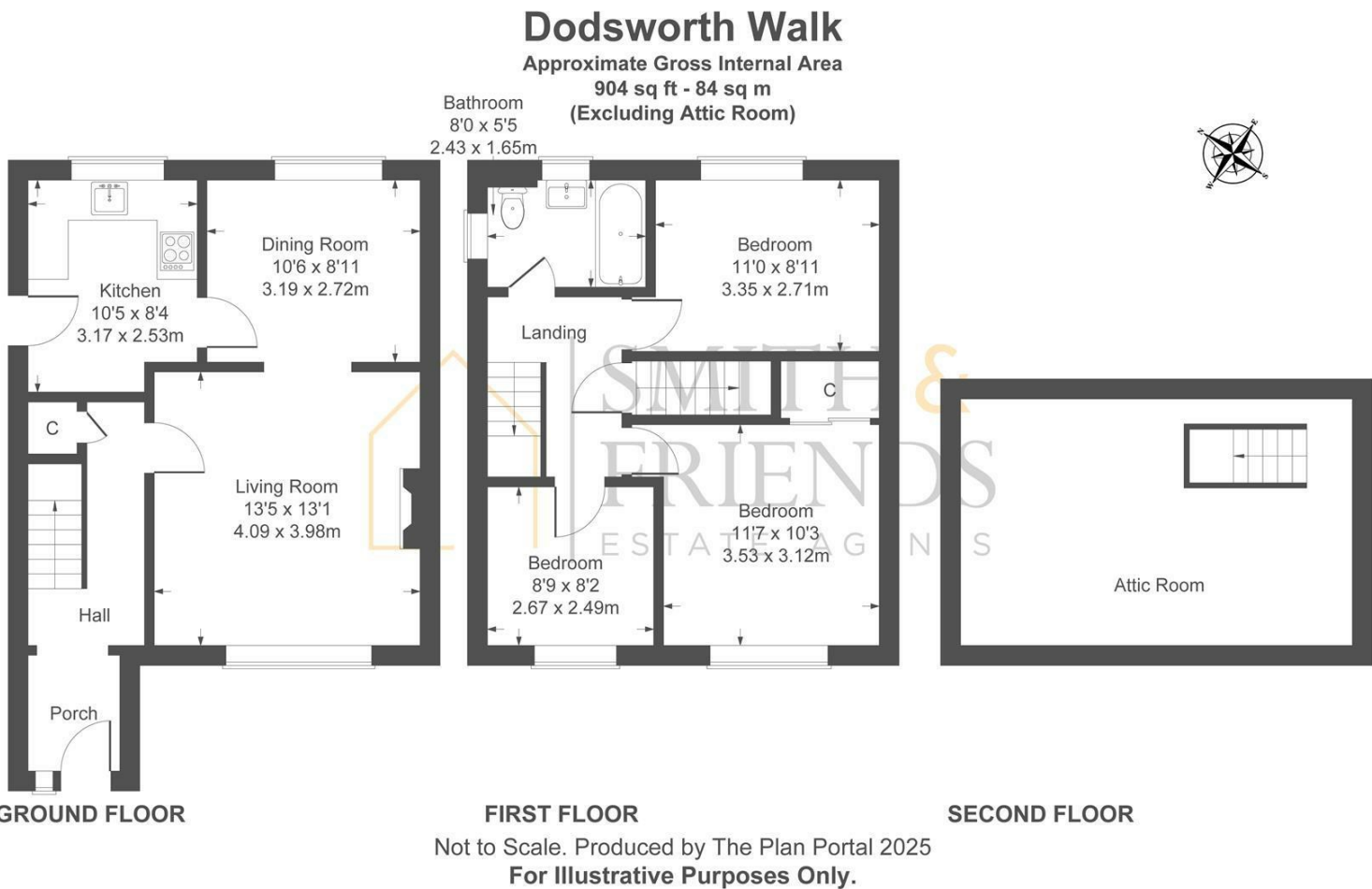
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(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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