



**\*\*\*REDUCED\*\*\*** A spacious **THREE BEDROOM** semi-detached property occupying a pleasant position on Dodsworth Walk, with low maintenance gardens and parking to the rear. The home would make an ideal purchase for a first time buyer or young family, with features including gas central heating and uPVC double glazing. An internal viewing comes recommended, with a layout which briefly comprises: generous entrance hall with stairs to the first floor and access to a spacious dual aspect lounge and dining room, the dining area incorporating French doors to the rear garden. The kitchen is fitted with units to base and wall level, with space for free standing appliances. To the first floor are three good size bedrooms, bedrooms one and two benefitting from fitted wardrobes, they are served by the family bathroom which features a three piece suite. A useful boarded attic provides ample storage, with pull down access ladder, skylight, lighting and socket. Externally the property is set back from a pedestrian walkway and small green to the front. The gardens should prove to be low maintenance, with a useful timber summerhouse and brick outhouses at the rear. The home is well situated for parking at the rear.

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

**3 Bedroom - House - Semi-Detached**

**£110,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**



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FRIENDS**  
ESTATE AGENTS

**GROUND FLOOR**

**ENTRANCE HALL**

**16'9 x 5'8 (5.11m x 1.73m)**

A generous entrance hall with uPVC double glazed entrance door, matching uPVC double glazed side screen, 'slate tile' effect laminate flooring, spindled staircase to the first floor with fitted carpet and small under stairs storage cupboard, coving to ceiling, single radiator, access to:



**THROUGH LOUNGE/DINING ROOM**

**LOUNGE AREA**

**13'4 x 13' (4.06m x 3.96m)**

A good size lounge with uPVC double glazed window to the front aspect, feature fire surround with 'marble' style back and base, inset gas fire, modern laminate flooring, dado rail, coving to ceiling, single radiator, archway through to:



**DINING AREA**

**9'1 x 10'5 (2.77m x 3.18m)**

Matching laminate flooring, uPVC double glazed French doors to the rear garden, dado rail, delft rack, coving to ceiling, single radiator.



**KITCHEN**

**10'5 x 8'7 (3.18m x 2.62m)**

Fitted with a range of cream 'shaker' style units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, recess for free standing gas cooker, space for fridge and washing machine, gas central heating boiler, black 'brick' style tiling to splashback areas, uPVC double glazed window to the rear aspect, uPVC double glazed side door.



**FIRST FLOOR**

**LANDING**

uPVC double glazed window to the side aspect, built-in storage cupboard, fitted carpet, coving to ceiling, hatch to loft space.

**BEDROOM ONE**

**11'5 x 10'11 (3.48m x 3.33m)**

A good size master bedroom with uPVC double glazed window to the front aspect, mirror fronted sliding wardrobes, additional built-in double wardrobe, modern laminate flooring, double radiator.

**BEDROOM TWO**

**9' x 10'11 (2.74m x 3.33m)**

uPVC double glazed window overlooking the rear garden, mirror fronted sliding wardrobes, additional built-in double wardrobe, modern laminate flooring, single radiator.

**BEDROOM THREE**

**8'8 x 8'1 (2.64m x 2.46m)**

Modern laminate flooring, uPVC double glazed window to the front aspect, built-in over stairs storage cupboard, single radiator.



**ATTIC/STORAGE**

**14'2 x 16'11 (4.32m x 5.16m)**

Boarded for storage purposes, with a pull down access ladder, skylight, lighting and sockets.

**FAMILY BATHROOM/WC**

**5'6 x 8'3 (1.68m x 2.51m)**

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with dual taps and shower over, pedestal wash hand basin with dual taps, low level WC, panelling to walls and ceiling, modern laminate flooring, two uPVC double glazed windows, convector radiator.

**EXTERNALLY**

The property is set back from a pedestrian green and walkway, with a low maintenance front garden which is part lawned, with a brick boundary wall and wrought iron gate. An area to the side of the property provides useful storage and through to the rear garden which is paved, with timber summerhouse and two useful brick outhouses. Parking is conveniently located to the rear of the property.

**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.



# Dodsworth Walk, Hartlepool, TS27 3PF



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Floor 1

**Approximate total area<sup>(1)</sup>**  
1081 ft<sup>2</sup>  
100.6 m<sup>2</sup>

**Reduced headroom**  
111 ft<sup>2</sup>  
10.3 m<sup>2</sup>

Floor 2

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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.

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

www.smith-and-friends.co.uk

