



**Dodsworth Walk, TS27 3PF**  
**3 Bed - House - Semi-Detached**  
**£140,000**

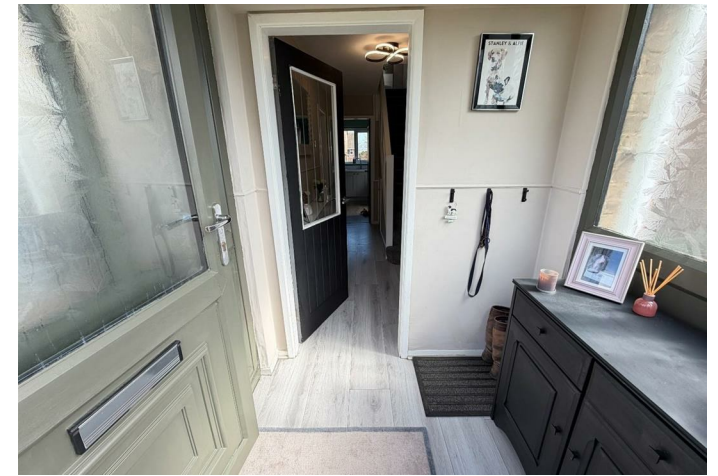
**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: A**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

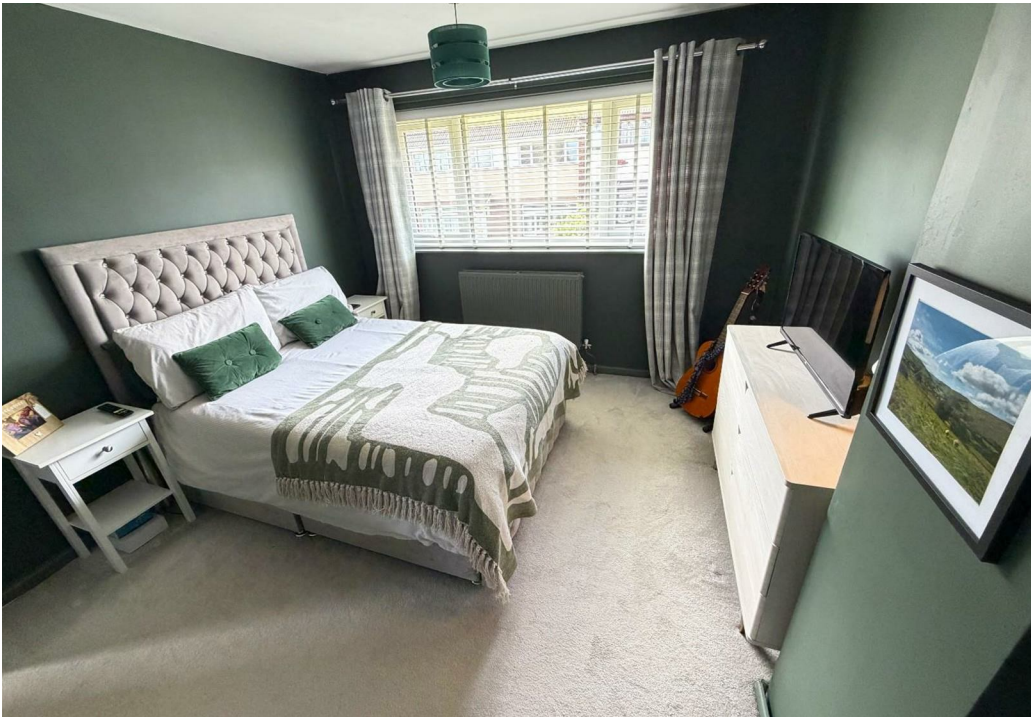
# Dodsworth Walk Hartlepool TS27 3PF

\*\*\*REDUCED\*\*\* An impressive three bedroom semi-detached property which offers modern, well presented and upgraded accommodation ideal for a first time buyer or young family. The home features a beautiful refitted kitchen and bathroom, gas central heating, uPVC double glazing and low maintenance gardens. An internal viewing comes recommended with a layout which briefly comprises: entrance porch, through to a spacious entrance hall with stairs to the first floor and access to a generous dual aspect lounge and dining room, the kitchen is fitted with modern units to base and wall level and includes a range of integrated appliances. To the first floor are three good size bedrooms, bedrooms one and two benefiting from built in wardrobes, they are served by the family bathroom which incorporates a modern three piece white suite and chrome fittings. Externally are low maintenance gardens, the rear garden offering a pleasant space for entertaining with patio and artificial turf. All Venetian blinds included. Dodsworth Walk is located in a popular part of the Clavering Estate, close to schools. VIEWING RECOMMENDED.











## GROUND FLOOR

### ENTRANCE PORCH

uPVC double glazed entrance porch with modern laminate flooring and glazed internal door to the hall.

### ENTRANCE HALL

Matching laminate flooring, stairs to the first floor with under stairs storage cupboard and fitted carpet, dado rail, radiator with cover included.

### FRONT LOUNGE

A generous family lounge with large uPVC double glazed bow window to the front aspect, modern electric fire, fitted carpet, double radiator, archway through to the dining room.

### REAR DINING ROOM

Matching carpet, uPVC double glazed window to the rear aspect, modern vertical radiator.

### REFITTED KITCHEN

A beautiful refitted kitchen which incorporates a quality range of units to base and wall level with complimenting work surfaces and matching splashback, inset one and a half bowl single drainer sink unit with mixer tap, built in electric oven with four ring hob above and modern illuminated three speed extractor hood over, integrated fridge and freezer, integrated washing machine, corner carousel unit, pull out spice rack, down lighting to eye level units, modern laminate flooring, uPVC double glazed side door, uPVC double glazed window to the rear.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side aspect, storage cupboard, fitted carpet, dado rail, hatch to loft space, access to:

### BEDROOM ONE

A good size master bedroom with uPVC double glazed window to the front aspect, built in double wardrobe, fitted carpet, double radiator.

### BEDROOM TWO

A spacious second bedroom with uPVC double glazed window overlooking the rear garden, modern laminate

flooring, built in double wardrobe, coving to ceiling, convector radiator.

### BEDROOM THREE

Currently used as a dressing room with uPVC double glazed window to the front aspect, fitted carpet, coving to ceiling, radiator with cover included.

### BATHROOM

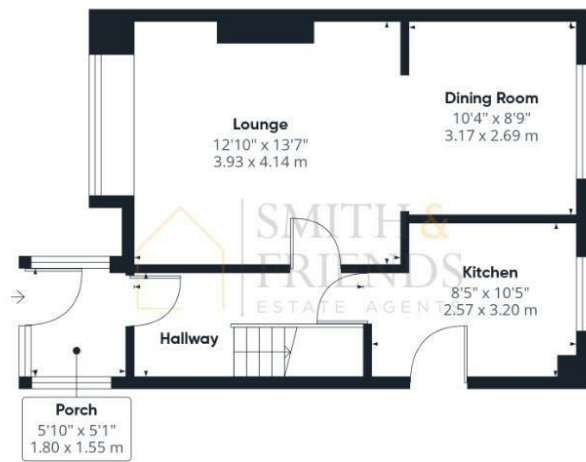
Fitted with a modern three piece white suite and chrome fittings comprising; panelled bath with mixer tap, modern mains shower over and separate attachment, protective glass shower screen, inset wash hand basin with central mixer tap and white gloss vanity cabinet below, close coupled WC, attractive tiled splashback, modern laminate flooring, uPVC double glazed windows to the side and rear aspects, chrome heated towel radiator.

### EXTERNALLY

The property overlooks a small green area with pedestrian walkway and parking close by. The front garden is part lawned with a brick boundary wall, wrought iron gate and paved walkway. A storage area to the side leads through to the low maintenance enclosed rear garden with artificial turf and patio areas.







Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
863 ft<sup>2</sup>  
80.1 m<sup>2</sup>

(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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		69	76
	EU Directive 2002/91/EC		



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. Smith & Friends Estate Agents 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  
Tel: 01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS