

***** NO CHAIN INVOLVED *** AVAILABLE IMMEDIATELY ***** A recently upgraded **THREE BEDROOM** mid terraced property with modern refitted kitchen, redecorating and new flooring throughout. An ideal purchase for a first time buyer or possible investment opportunity, with further features including gas central heating and uPVC double glazing. The internal layout comprises: entrance vestibule with stairs to the first floor, good size lounge with double doors into the full width kitchen/diner, the kitchen area including a modern range of units with oven, hob and extractor included. To the first floor are three good size bedrooms and the family bathroom with separate WC. Externally are gardens to the front and rear, with potential for off street parking. Dowson Road is situated off Bruntoft Avenue with access via King Oswy Drive. Local schools are located within an easy stroll of the property.

Dowson Road, Hartlepool, TS24 9ND

3 Bedroom - House - Mid Terrace

£84,950

EPC Rating: D

Tenure: Freehold

Council Tax Band: A



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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door, stairs to the first floor, newly fitted carpet, access to:

LOUNGE

16'11 x 10'4 (5.16m x 3.15m)

A good size lounge with uPVC double glazed window to the front aspect, newly fitted carpet, coved ceiling, double radiator, double doors into the kitchen/diner.

KITCHEN/DINER

20' x 8'5 (6.10m x 2.57m)

A full width kitchen/diner which has been refitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing work surfaces with matching splashback, incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven and hob with extractor over, four drawer base unit, recess for washing machine, concealed gas central heating boiler, new vinyl flooring, uPVC double glazed window to the rear aspect, uPVC double glazed French doors to the rear garden, storage cupboard, double radiator.

FIRST FLOOR

LANDING

Newly fitted carpet, coved ceiling, hatch to loft space.

BEDROOM ONE

13'4 x 10'1 (4.06m x 3.07m)

A good size master bedroom with uPVC double glazed window to the front aspect, newly fitted carpet, single radiator.

BEDROOM TWO

8'8 x 8'5 (2.64m x 2.57m)

uPVC double glazed window to the rear aspect, newly fitted carpet, coved ceiling, convector radiator.

BEDROOM THREE

10'4 x 8'5 (3.15m x 2.57m)

uPVC double glazed window to the front aspect, newly fitted carpet, storage cupboard, single radiator.



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BATHROOM

5'4 x 5'4 (1.63m x 1.63m)

Fitted with a two piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin with dual taps, tiled splashback, vinyl flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.

SEPARATE WC

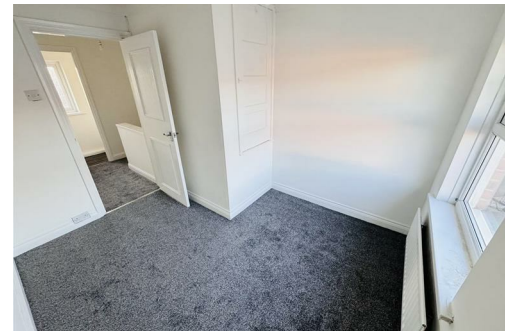
Fitted with a low level WC in white, new vinyl flooring, uPVC double glazed window to the rear aspect.

EXTERNALLY

The property features gardens to the front and rear, with the potential for off street parking to the front. The enclosed rear garden enjoys a westerly aspect.

NB

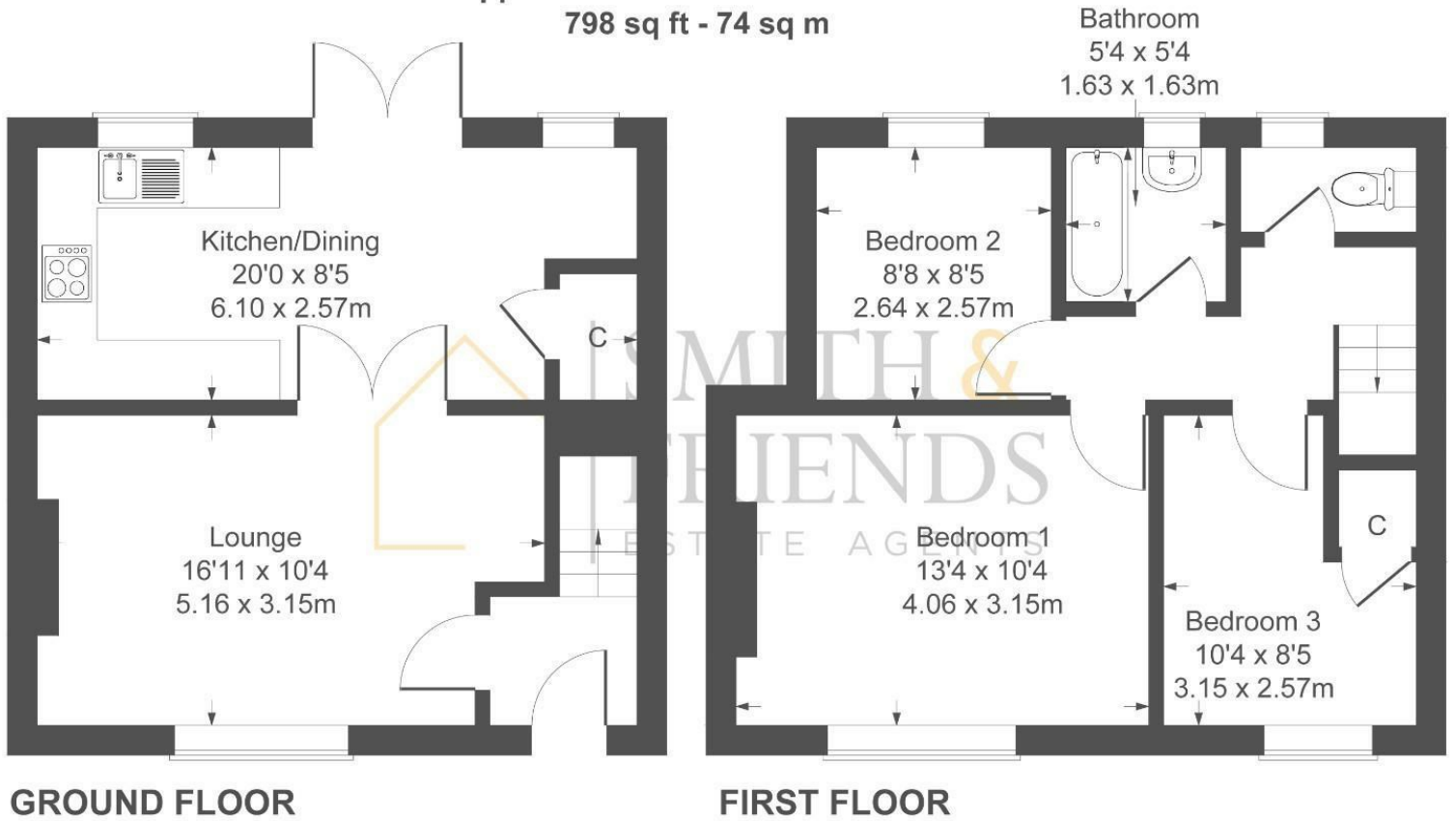
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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Dowson Road

Approximate Gross Internal Area
798 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

www.smith-and-friends.co.uk



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