



An impressive THREE BEDROOM mid terraced property offering deceptively spacious accommodation, ideal for a variety of buyers. The home features a modern kitchen and bathroom, generous lounge and separate dining room, whilst further benefitting from a large attic room. An internal viewing comes recommended, with further features including gas central heating, uPVC double glazing and low maintenance gardens. The full layout comprises: entrance hall with stairs to the first floor, generous lounge with feature fire surround and electric fire, separate dining room with French doors to the rear garden and access into the modern kitchen which includes a built-in oven, hob and extractor. To the first floor are three bedrooms, with bedrooms one and two benefitting from built-in wardrobes. Bedroom three gives access to a generous attic room, with storage and Velux window to the rear. The bathroom completes the accommodation and incorporates a three piece suite and chrome fittings. Externally are low maintenance gardens to the front and rear. Dodsworth Walk backs onto Clavering Road in a popular area with parking directly to the rear and pedestrian green to the front. **VIEWING RECOMMENDED.**

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

**3 Bedroom - House - Mid Terrace**

**£120,000**

**EPC Rating: D**

**Tenure: Freehold**

**Council Tax Band: A**





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

## **GROUND FLOOR**

### **ENTRANCE HALL**

Accessed via double glazed composite entrance door, stairs to the first floor, coving to ceiling, convector radiator.

### **LOUNGE**

**15'8 x 14'8 (4.78m x 4.47m)**

A good size lounge with uPVC double glazed bow window to the front aspect, attractive feature fire surround with chrome electric fire, fitted carpet, wall mounted television point, convector radiator.

### **DINING ROOM**

**10'7 x 8'10 (3.23m x 2.69m)**

Ideally situated off the kitchen, uPVC double glazed French doors to the rear garden, useful storage cupboard, fitted carpet, convector radiator.

### **KITCHEN**

**9'10 x 8'8 (3.00m x 2.64m)**

Fitted with a modern range of cream gloss units to base and wall level with brushed stainless steel handles and complementing worktops with an inset single drainer stainless steel sink and mixer tap, built-in electric oven with recess for microwave above, separate five ring gas hob and extractor over, tiled splashback, recess for washing machine, dryer and additional appliance, gas central heating boiler, uPVC double glazed window to the rear aspect.

## **FIRST FLOOR**

### **LANDING**

Fitted carpet, coving to ceiling.

### **BEDROOM ONE**

**13'11 x 11'1 (4.24m x 3.38m)**

Built-in wardrobes, uPVC double glazed window to the front aspect, fitted carpet, wall mounted television point, radiator with cover.

### **BEDROOM TWO**

**12'1 x 10'7 (3.68m x 3.23m)**

Built-in double wardrobe, uPVC double glazed window overlooking the rear garden, fitted carpet, wall mounted television point, convector radiator.

### **BEDROOM THREE**

**11'2 x 6'9 (3.40m x 2.06m)**

uPVC double glazed window to the front aspect, fitted carpet, access to the attic room.

### **ATTIC ROOM**

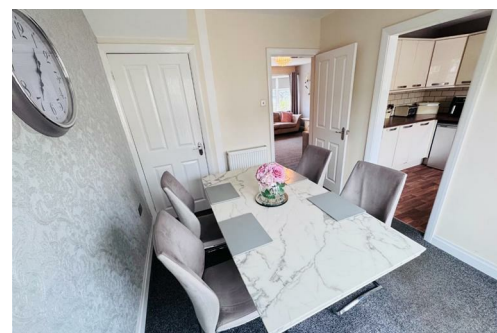
**13'7 x 11'9 (4.14m x 3.58m)**

A generous room with double glazed Velux window to the rear aspect, eaves storage, panelled feature wall, fitted carpet.

### **BATHROOM/WC**

**7'10 x 5'7 (2.39m x 1.70m)**

Fitted with a modern three piece white suite and chrome fittings comprising: tiled panelled bath with chrome mixer tap and shower attachment, electric shower over, pedestal wash hand basin with chrome dual taps, low level WC, tiled walls and flooring, uPVC double glazed window to the rear aspect, chrome heated towel radiator.





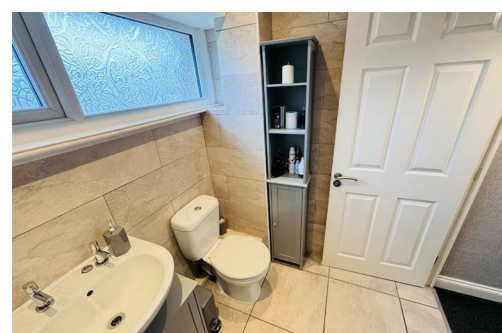
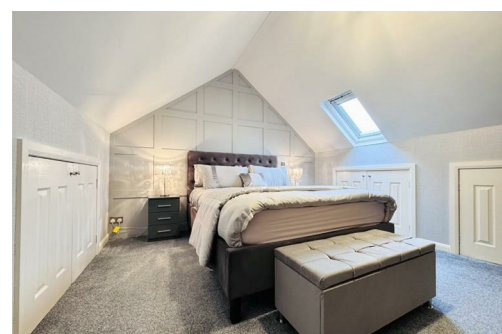
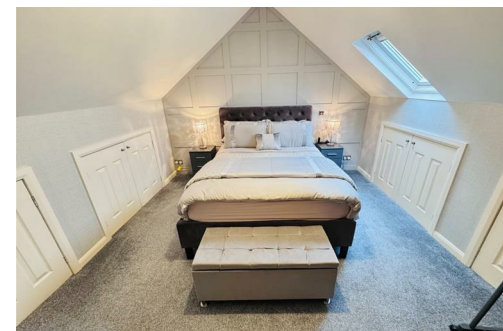
**Dodsworth Walk, Hartlepool, TS27 3PF**

### EXTERNALLY

The property features a small front garden with brick boundary wall, overlooking a pedestrian green to the front. The enclosed rear courtyard style garden is paved for low maintenance, with storage and gated access. Parking is available to the rear of the property and to the side on Rafton Drive.

### 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.





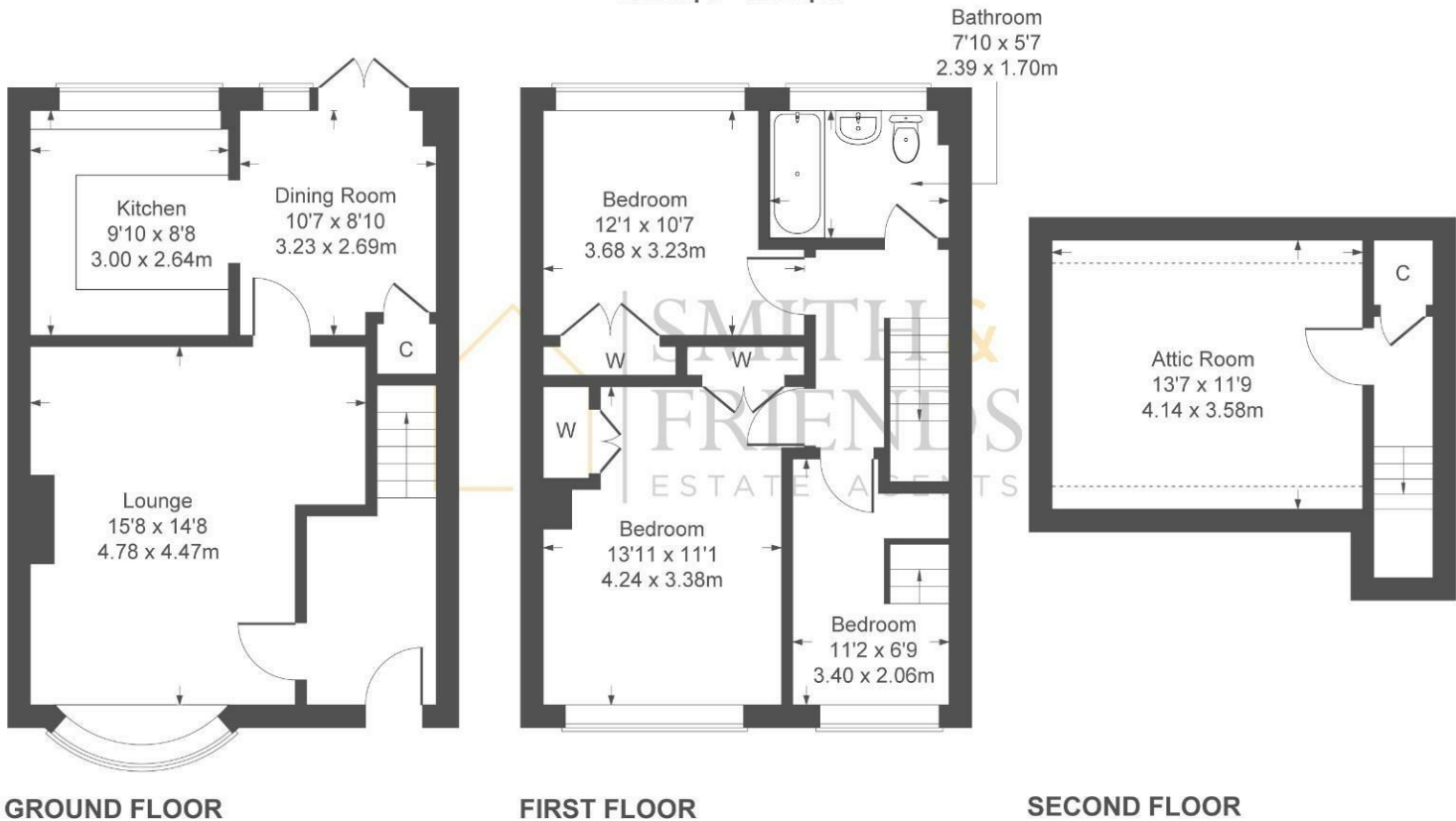
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77
England & Wales		EU Directive 2002/91/EC

Dodsworth Walk

Approximate Gross Internal Area  
1136 sq ft - 106 sq m



Not to Scale. Produced by The Plan Portal 2025  
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.

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