



Dodsworth Walk, Clavering, TS27 3PF  
3 Bed - House - End Terrace  
Or Nearest Offer £99,950

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**\*\* CLEVER LOFT CONVERSION CREATING A LARGE THIRD BEDROOM \*\*** A beautifully presented three bedroom end terraced house which is offered with NO UPPER CHAIN. This home will appeal to a wide variety of prospective buyers including first time buyers and young families etc, as it offers good sized living accommodation. It has a pedestrianised area to the front, with on street parking available to the rear of the property. Local shopping facilities and schools are within strolling distance. The home is warmed by gas central heating which is via a combination boiler which was installed in March 2018 and has uPVC double glazing. The floor plan briefly comprises: entrance vestibule, impressive lounge which has a feature chimney breast wall with a stunning remote controlled flicker flame electric fire which has colour changing LED lighting and a recess above ideal for a 50" flat screen T.V., separate dining room which has French doors leading to the rear garden and an archway leading to the well fitted kitchen which comes with a built-in oven, hob and recirculating fan. Located to the first floor are two good sized bedrooms and an outstanding bathroom/WC which has been fitted with a modern white suite having an electric shower fitting over the bath and Travertine tiling to walls. To the second floor is a good sized bedroom which enjoys plenty of natural light as it has a side window and two Velux double glazed roof windows. Externally are low maintenance gardens to front and rear, with a pebbled side area. The rear garden has a stone paved patio and enjoys a westerly aspect which should be a suntrap in the summer months. Fitted carpets and blinds are included in the asking price. **THE FURNITURE COULD BE SOLD BY SEPARATE NEGOTIATION.** Internal viewing comes highly recommended to fully appreciate this improved home.



## GROUND FLOOR

### ENTRANCE VESTIBULE

uPVC double glazed entrance door, staircase to first floor, built-in storage cupboard.

### LOUNGE

15' x 11'10 overall (4.57m x 3.61m overall)

Feature chimney breast wall with a stunning remote controlled flicker flame electric fire which has colour changing LED lighting and a recess above ideal for a 50" flat screen T.V., under stairs storage cupboard.

### SEPARATE DINING ROOM

10'8 x 7'11 overall (3.25m x 2.41m overall)

Picture window with French doors leading to the rear garden, opening to:

### FITTED KITCHEN

9'8 x 7'11 overall (2.95m x 2.41m overall)

Fitted with an excellent range of base, wall and drawer units having 'black marble' effect working surfaces in a 'U' shaped layout incorporating inset one and a half single drainer stainless steel sink unit with mixer tap, built-in stainless steel four ring gas hob with built-in stainless steel electric oven below, matching 'chimney' style canopy housing illuminated extractor fan above, tiling to splashback.

## FIRST FLOOR

### 'L' SHAPED LANDING

Built-in storage cupboard with double opening doors, closed off 'paddle' style staircase to attic bedroom.

### BEDROOM 1 (front)

9'8 x 16'2 overall (2.95m x 4.93m overall)

### BEDROOM 2 (rear)

10'7 x 10'4 max dimensions (3.23m x 3.15m max dimensions)

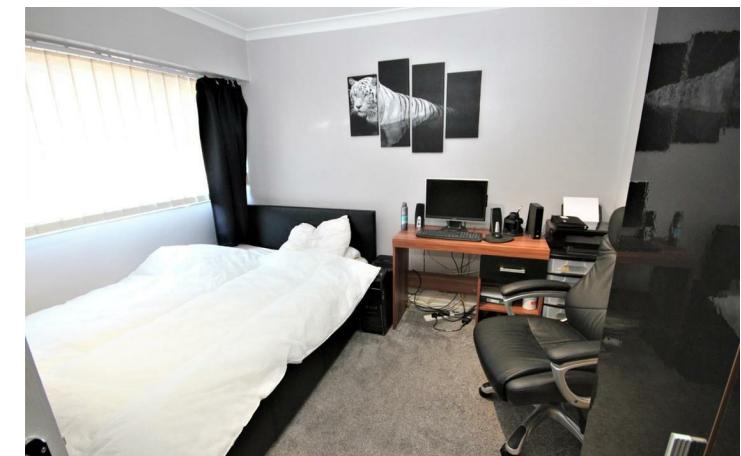
### OUTSTANDING BATHROOM/WC

Fitted with a three piece white suite comprising: 'P'

shaped panelled bath with fitted glass shower screen, chrome mains shower fitting having an overhead 'dowser' style fitting and separate handheld fitting, pedestal wash hand basin, close coupled WC, Travertine tiling to walls with tiling to floor.

### OUTSIDE

The property has low maintenance gardens to three sides. The front garden is open plan and has a lawned area with a pebbled area to side with gated access to the rear garden. The garden has a stone paved patio which enjoys a westerly aspect and offers a good degree of privacy with gated access to rear. External brick store.

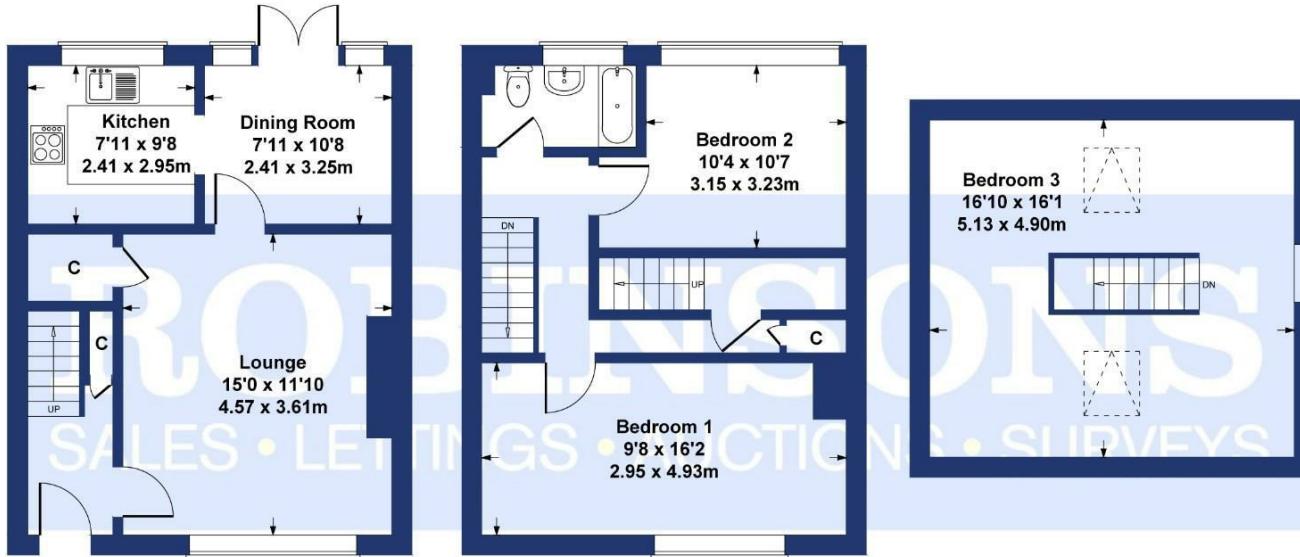






## Dodsworth Walk Hartlepool

Approximate Gross Internal Area  
1157 sq ft - 107 sq m



GROUND FLOOR

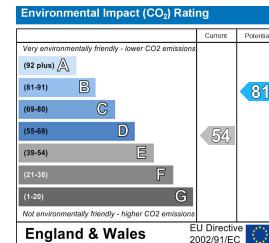
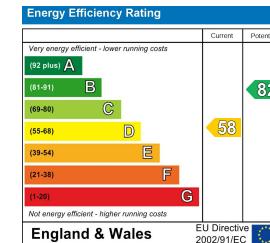
FIRST FLOOR

SECOND FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, 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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