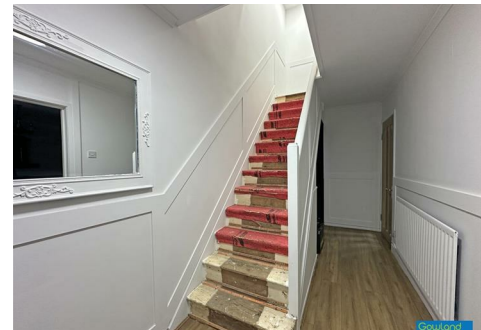




84 Rothwell Crescent

Roseworth, Stockton-On-Tees, TS19 9AH

We are pleased to offer for sale this three bedroom semi-detached property, positioned on a corner plot with a green to the front and ideally suited to investors, first time buyers, or families.

The accommodation briefly comprises an entrance hallway leading to a spacious lounge featuring a multi-fuel log burner and a modern kitchen/dining room fitted with a hob and extractor and offering direct access to the rear garden. To the first floor, there is a landing area, three well proportioned bedrooms, and a family bathroom with an electric shower over the bath.

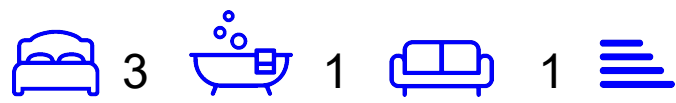
Externally, the property benefits from front, side, and rear gardens, all designed for low maintenance, providing flexible outdoor space. Additional benefits include gas central heating and double glazed windows throughout.

Located in Roseworth, the home is within easy reach of a parade of local shops, schools, the University Hospital of North Tees, and offers excellent transport links with convenient access to the A19. This well positioned and versatile property presents an excellent opportunity and early viewing is recommended.

£100,000

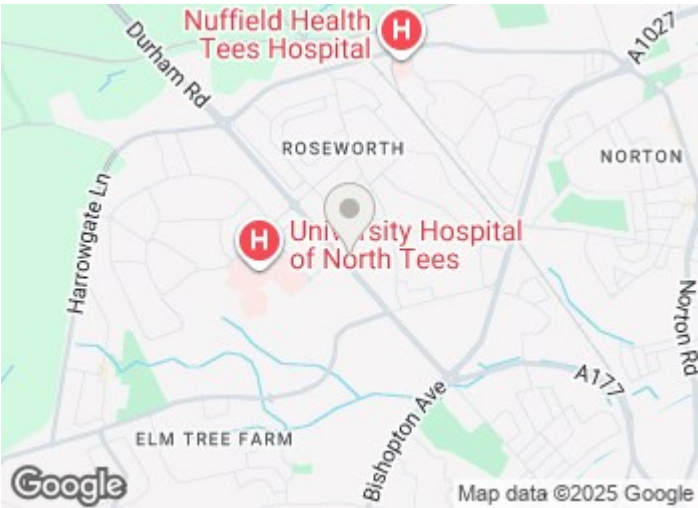
84 Rothwell Crescent

Roseworth, Stockton-On-Tees, TS19 9AH

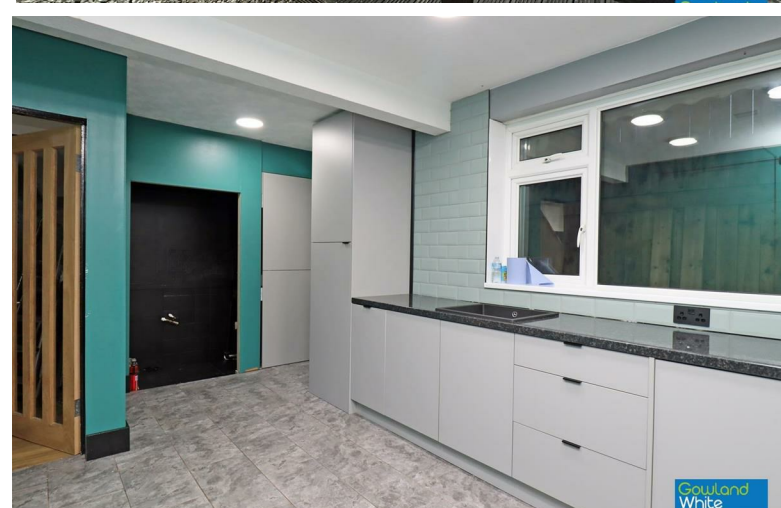
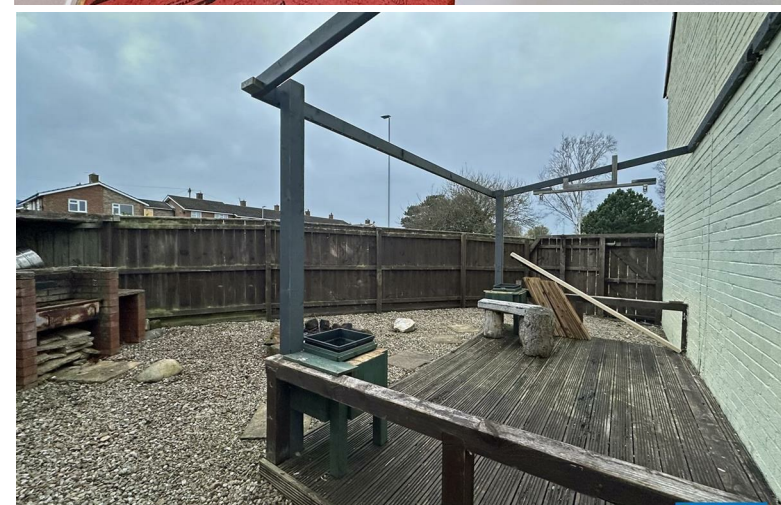


- SEMI DETACHED HOUSE
- FRONT, SIDE AND REAR GARDENS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- 3 BEDROOMS
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- WALKING DISTANCE TO THE UNIVERSITY OF NORTH TEES HOSPITAL
- NO CHAIN
- MODERN KITCHEN

HALL	BATHROOM
LOUNGE	8' x 5'5" (2.44m x 1.65m)
13'2" x 12'4" (4.01m x 3.76m)	AML PROCEDURE
KITCHEN/DINING ROOM	
19'6" x 9'8" (5.94m x 2.95m)	
LANDING	
BEDROOM ONE	
11'7" x 11'5" (3.53m x 3.48m)	
BEDROOM TWO	
11'4" x 9'9" (3.45m x 2.97m)	
BEDROOM THREE	
8'6" x 8' (2.59m x 2.44m)	

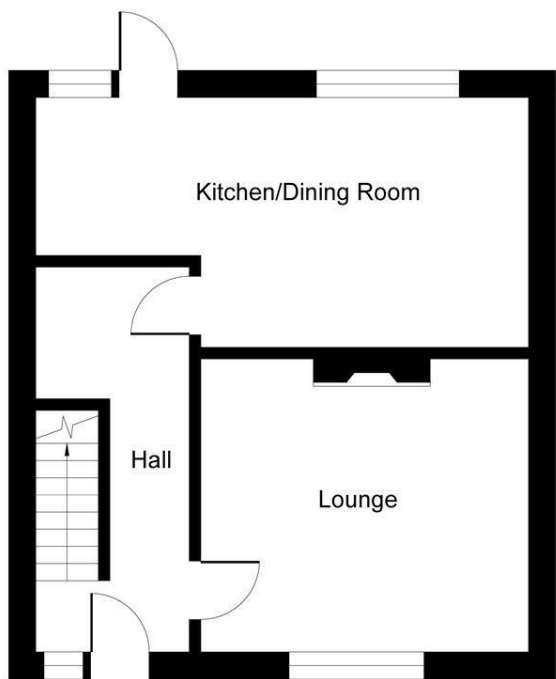


Directions

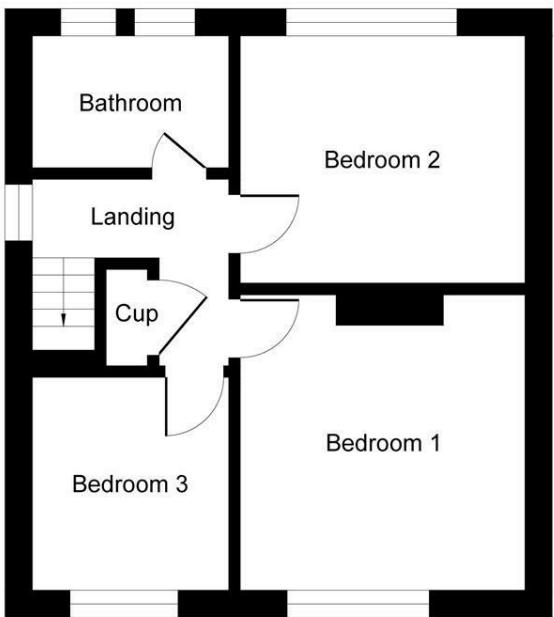




Floor Plan



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
England & Wales		EU Directive 2002/91/EC