



## 52 ROTHBURY AVENUE

STOCKTON-ON-TEES, TS19 9JG

£100,000  
FREEHOLD

An excellently presented three bedroom semi-detached property, offered with immediate vacant possession and briefly comprising; entrance hall, lounge, spacious kitchen/diner, three first floor bedrooms and a modern bathroom/WC. There is a lawned front garden and a large enclosed garden to the rear. Offered with the benefit of combi gas central heating and full UPVC double glazing. Energy Rating: C-72. Council tax band: A (£1,634.11). NO FORWARD CHAIN!!

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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		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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