



## 1 Ragpath Lane

Roseworth, Stockton-On-Tees, TS19 9AT

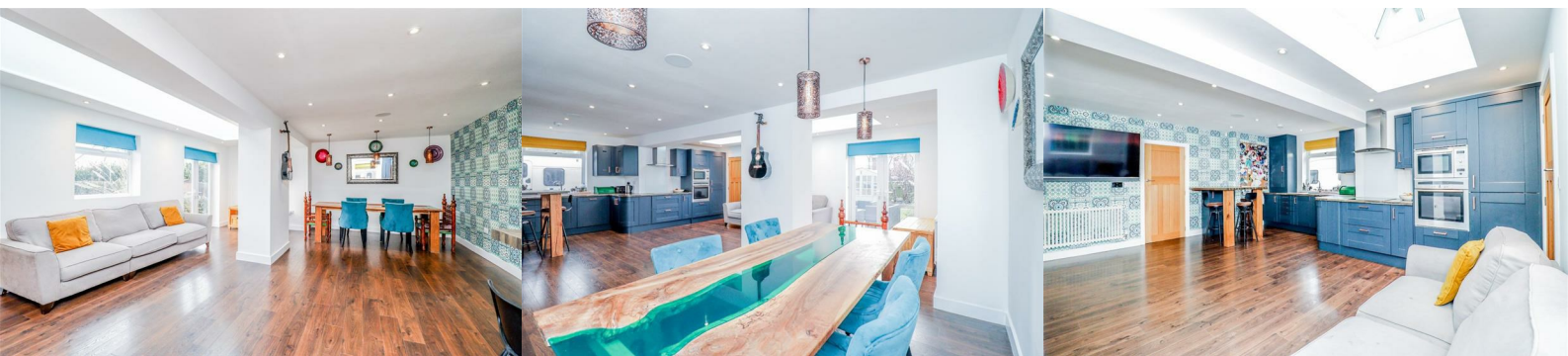
**Offers in excess of £190,000**



Offering The Potential To Extend Further & Create Additional Living Space & Add Value! This Generous Size Property Benefits A Full Refurbishment In 2019 To Include A Re-Wire, & Re-Plumb, New Windows & Doors, Re-Fitted Kitchen & Bathroom, Feature Roof Lantern With LED Lighting, Installation Of A New Heating System, Multi Fuel Log Burning Stove & Much More...

The Vendor Informs Us There Are Ethernet Cables Installed To Each Bedroom & The Lounge. Included Is The HD Projector & 100 Inch Electric Screen. The Kitchen Benefits Bluetooth Ceiling Speakers Which Also Connect To The TV. Externally, Are Power Outlets To The Front, Side & Rear Aspect. There Is A Hardwired CCTV System With DVR.

Harper & Co Estate Agents Offer Flexible Viewing Appointments Including Evening & Weekends! You Can Call, Text, WhatsApp Message Or Email Us To Secure Your Booking. We Are Open Until 8:00pm Weekdays, 6:00pm Saturday & 4:00pm Sunday. Get in Touch Today!



**Location:**

Within Walking Distance To Many Reputable Schools & Local Amenities Such As...

- St Gregory's Catholic Primary School - 3 Minute Walk
- Harrowgate Primary Academy - 10 Minute Walk
- University Hospital Of North Tees - 5 Minute Drive
- Our Lady & St Bede - 10 Minute Drive
- Stockton Sixth Form College - 10 Minute Drive

**Accommodation Comprises:**

**Entrance Porch**

5'9" x 4'5" (1.77 x 1.36)  
Entrance Porch, uPVC Double Glazed Windows, Leads To Lounge.

**Lounge**

14'7" x 21'7" (4.47m x 6.60m)  
Feature Log Burner, uPVC Double Glazed Bay Window, Radiator, Storage Cupboard, Spotlights, Stairs To First Floor.

**Open Plan Kitchen/Diner**

26'6" x 18'8" (8.08m x 5.69m)  
Fitted With A Range Of Modern Base, Wall & Drawer Units, Work Surfaces Incorporating Sink Unit & Mixer Tap, Built In Double Oven, Hob With Overhead Extractor Fan, Integrated Appliances, Spotlights, Skylight, Breakfast Bar, Space For Family Dining Table & Chairs, uPVC Double Glazed Windows & French Doors To The Rear.

**Utility Room**

4'9" x 6'3" (1.45m x 1.91m)  
Fitted With A Range Of Base, Wall & Drawer Units, Space For Appliances, uPVC Double Glazed Door To Rear.

**Ground Floor W/C**

5'6" x 2'8" (1.70 x 0.82)  
Fitted With A White Suite Comprising; Hand Wash Basin, W/C, Radiator, uPVC Double Glazed Window.

**First Floor Landing**

Storage Cupboard, Spotlights, uPVC Double Glazed Window, Access To Bedrooms & Bathroom.

**Bedroom One**

10'2" x 12'4" (3.10m x 3.76m)  
uPVC Double Glazed Window, Radiator.

**Bedroom Two**

9'10" x 10'9" (3.00m x 3.30m)  
uPVC Double Glazed Window, Radiator.

**Bedroom Three**

10'0" x 9'6" (3.07m x 2.92m)  
uPVC Double Glazed Window, Radiator.

**Bedroom Four**

9'10" x 6'9" (3.02m x 2.06m)  
Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

**Family Bathroom**

7'10" x 6'4" (2.40 x 1.94)  
Fitted With A White Suite Comprising; Hand Wash Basin, Panelled Bath With Overhead Shower, W/C, Radiator, uPVC Double Glazed Window.

**Garage/Workshop**

Up & Over Door, French Doors To Rear.

**Detached Outbuilding**

Used For Storage.

**Energy Efficiency Rating: D**

The Full Energy Efficiency Certificate Is Available On Request.

**Council Tax Band: A**

Estimate £1,426

**Disclaimer**

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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

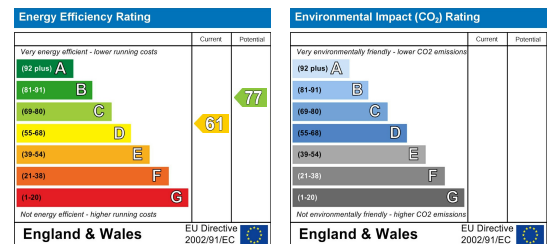
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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