



5 Rushyford Avenue

Roseworth, Stockton-On-Tees, TS19 9BE

Offers in the region of £110,000



Welcome To Rushyford Avenue, Roseworth, Stockton-On-Tees! This Charming Semi-Detached House Is A Hidden Gem Waiting For The Right Owner To Bring Out Its Full Potential.

As You Step Inside, You'll Be Greeted By A Spacious Open Through Lounge/Diner, Perfect For Entertaining Guests Or Relaxing With Your Family. With One Reception Room And Three Bedrooms, There's Plenty Of Space For Everyone To Enjoy.

Although This Property Is In Need Of Modernisation, It Offers A Fantastic Opportunity For You To Put Your Own Stamp On It And Create The Home Of Your Dreams. The Generous Size Low Maintenance Garden Is Ideal For Those With A Green Thumb Or For Simply Enjoying Some Outdoor Space.

Convenience Is Key With Off-Road Parking Available, Ensuring You Never Have To Worry About Finding A Space After A Long Day. Additionally, The Energy-Saving Solar Panels Not Only Help The Environment But Also Reduce Your Energy Bills.



Location

From Raggath Lane Turn On To Repton Avenue. Take The First Left On To Ridsdale Avenue, Then Left On To Rushyford Avenue. The Property Is Located On The Left-Hand Side Opposite The Playing Field & Communal Parking Bays.

North Tees General Hospital - 4 Minute Drive Or 10 Minute Walk
Redhill Road Parade Of Shops, Post Office, Takeaways - 2 Minute Drive Or 7 Minute Walk
Rosebrook Primary School - 3 Minute Drive Or 13 Minute Walk
Saint Gregory's Catholic Primary School - 2 Minute Drive Or 6 Minute Walk

Regular Buses To Stockton & Middlesbrough Run From Durham Road A177.

Distance Times As Suggested By Google Maps.

Entrance Porch

uPVC Double Glazed Sliding Door & uPVC Double Glazed Window, Wood Door Leading To The Entrance Hallway.

Entrance Hallway

Staircase Leading To The First Floor Landing, Door Leading To The Living Room, Radiator, Storage Cupboard.

Living Room

13'1 x 11'9 (3.99m x 3.58m)

uPVC Double Glazed Window To The Front Aspect, Radiator, Wall Lights, Gas Fire With Surround And Hearth.

Dining Area

10'5 x 9'4 (3.18m x 2.84m)

uPVC Double Glazed French Doors Leading To The Conservatory, Door Leading To The Kitchen/Breakfast Area.

Conservatory

9'6 x 9'0 (2.90m x 2.74m)

uPVC Double Glazed Windows, Radiator, Vinyl Cushion Flooring, uPVC Double Glazed French Doors Leading From The Living Room, Double Glazed French Doors Leading To The Rear Garden.

Kitchen

8'8 x 7'8 (2.64m x 2.34m)

Fitted With A Range Of Base Drawer & Wall Units, Work Surface Incorporating A Stainless Steel Sink With Mixer Tap, Space For A Washing Machine, Space For An Undercounter Fridge, uPVC Double Glazed Window To The Rear Aspect, Radiator, Door Leading To The Utility Room.

Breakfast Room

uPVC Double Glazed Window To The Rear Aspect, Radiator, Pantry Cupboard, Storage Cupboard, Space For A Dining Table & Chairs.

Lean To Conservatory

uPVC Double Glazed Windows, uPVC Double Glazed Doors x2 Leading Out To The Rear Garden.

Utility Room

6'8 x 6'8 (2.03m x 2.03m)

uPVC Double Glazed Door Leading To The Lean To.

First Floor Landing

Doors Leading To The Three Bedrooms & Family Bathroom.

Bedroom One

11'5 x 11'3 (3.48m x 3.43m)

uPVC Double Glazed Window To The Front Aspect, Radiator, Laminate Wood Flooring, Mirror Sliding Wardrobes.

Bedroom Two

8'5 x 8'1 (2.57m x 2.46m)

uPVC Double Glazed Window To The Rear Aspect, Radiator, Laminate Wood Floor, Storage Cupboard.

Bedroom Three

11'2 x 9'9 (3.40m x 2.97m)

uPVC Double Glazed Window To The Front Aspect, Radiator, Laminate Wood Flooring.

Family Bathroom

8'2 x 8'1 (2.49m x 2.46m)

uPVC Double Glazed Windows To The Rear Aspect, W/C, White Wash Hand Basin, Disabled Access Walk In Shower, Storage cupboard, Radiator, Boiler.

Outhouse/Storage

Power & Lighting, Combination Boiler.

Externally

Spacious Block Paved Drive Way Providing Of Road Parking For Multiple Vehicles, Disabled Access Via Ramp, Secure Side Gate Leading To The Rear Garden, Fully Paved Low Maintenance Rear Garden With Outbuildings.

Energy Efficiency Rating: C

The Full Energy Efficiency Certificate Is Available Upon Request.

Council Tax Band: A

Estimate £1,569

Disclaimer

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Area Map



Floor Plans



Energy Efficiency Graph

