



58 Rothwell Crescent

, Stockton-On-Tees, TS19 9AR

£175,000



Welcome to Rothwell Crescent, Stockton-On-Tees! For Sale With The Advantage Of No Onward Chain & Vacant Possession! This charming semi-detached house is a hidden gem waiting for you to call it home. With 3 reception rooms and 5 bedrooms, there's plenty of space for your family to grow and thrive.

Step inside to discover a good-sized fitted kitchen, perfect for whipping up delicious meals and creating lasting memories. The spacious family bathroom is fitted with a four-piece white suite, offering a touch of luxury to your daily routine.

This property has been lovingly maintained throughout, ensuring that it's ready for you to move in hassle-free. Imagine enjoying sunny afternoons in the large south-westerly facing rear garden, complete with an out-building for your hobbies or storage needs.



Location

From Ragpath Lane Turn On To Ruislip Close, Then Turn Left Onto Rothwell Crescent, Follow The Road Around & The Property Is Located On The Right-Hand Side Opposite The Playing Field.

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 Hallway

Entrance Door Leads To Lounge, Kitchen & Staircase To The First Floor.

Lounge

Feature Log Burning Fire With Sleeper, uPVC Double Glazed Window & Radiator.

Dining Room

uPVC Double Glazed Window, Radiator.

Kitchen

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Free Standing Cooker, Storage Cupboards, uPVC Double Glazed Window, Radiator.

Family Room

uPVC Double Glazed Window, Radiator.

Utility Room

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Space For Appliances, uPVC Double Glazed Window, Radiator.

First Floor Landing

Access To Bedrooms, Bathroom & Staircase To Second Floor.

Bedroom One

uPVC Double Glazed Window, Radiator.

Bedroom Two

uPVC Double Glazed Window, Radiator.

Bedroom Three

Storage Cupboard, uPVC Double Glazed Window, Radiator.

Family Bathroom

Fitted With A White Four Piece Suite Comprising: Hand Wash Basin, Bath, Walk In Shower, W/C, Spotlights, uPVC Double Glazed Window, Radiator.

Second Floor Landing

Access To Bedrooms & En-Suite.

Bedroom Four

Feature Skylight, Storage In Eves, Radiator.

Bedroom Five

Feature Skylight, Storage In Eves, Radiator.

Second Floor W/C

Fitted With A White Hand Wash Basin & W/C.

Summer House

Doors To Front Aspect, French Doors To Rear, Power & Electric Points.

Energy Efficiency Rating - TBC

The Full Energy Certificate Is Available On Request.

Property Information

Tenure: Freehold
Local Authority: Stockton Council
Listed Status: Not Listed
Conservation Area: No
Tree Preservation Orders: None
Tax Band: A
Management Information: TBC
Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
Broadband Delivered To The Property: Cable & Fibre
Non-Standard Construction: Believed To Be Of Standard Construction
Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
Flooding Issues In The Last 5 Years: None
Accessibility: Three Storey Dwelling. No Accessibility Modifications
Cladding: None
Planning Issues: None Which Our Clients Are Aware Of
Coastal Erosion: None
Coal Mining In The Local Area: None

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

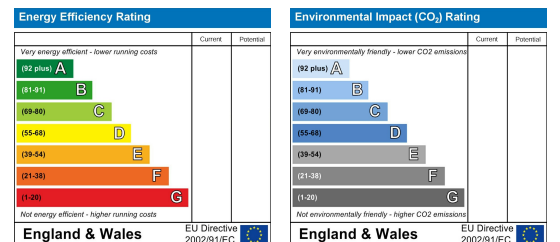
Area Map



Floor Plans



Energy Efficiency Graph



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