



This fantastic corner plot located in Roseworth Stockton has come to the market with no forward chain. Immaculately presented throughout the ground floor comprises of an entrance hallway, open plan lounge/diner, open plan kitchen/diner and utility room. The upper level offer three bedrooms and family modern bathroom with a separate shower cubicle. External: Gardens front/rear/side, outhouse and street parking. Shops, schools and local amenities are close by.

Rotherham Avenue, Stockton-On-Tees, TS19 9BJ

3 Bed - House - Semi-Detached

Chain Free £120,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Rotherham Avenue, Stockton-On-Tees, TS19 9BJ



ENTRANCE HALLWAY

13'4 x 5'11 (4.06m x 1.80m)

Front entrance door, cupboard and radiator.

LOUNGE

21'6 x 13'3 (6.55m x 4.04m)

Double glazed window to rear aspect, double glazed bay window to front aspect, three radiators, coved ceiling and fire surround.

DINING ROOM

Open plan with kitchen, double glazed window to rear aspect, carpet, cupboard, radiator, boiler and coved ceiling.

KITCHEN

6'6 x 18'7 (1.98m x 5.66m)

Double glazed window to rear aspect, fully tiled kitchen, electric hob with extractor hood and tiled flooring.

UTILITY

7'10 x 4'10 (2.39m x 1.47m)

uPVC double glazed door to rear aspect, radiator and tiled floor.

LANDING

7'6 x 2'7 (2.29m x 0.79m)

Double glazed window to side aspect, carpet flooring, cupboard and loft access.

BEDROOM ONE

11'4 x 11'5 (3.45m x 3.48m)

Double glazed window to front aspect, radiator, carpet and coved ceiling.

BEDROOM TWO

9'9 x 11'3 (2.97m x 3.43m)

Double glazed window to rear aspect, carpet, radiator and coved ceiling.

BEDROOM THREE

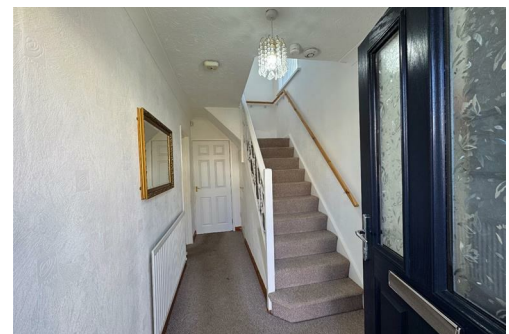
8'5 x 8' (2.57m x 2.44m)

Double glazed window to front aspect, radiator, coved ceiling, carpet, storage cupboard and low level bulk head.

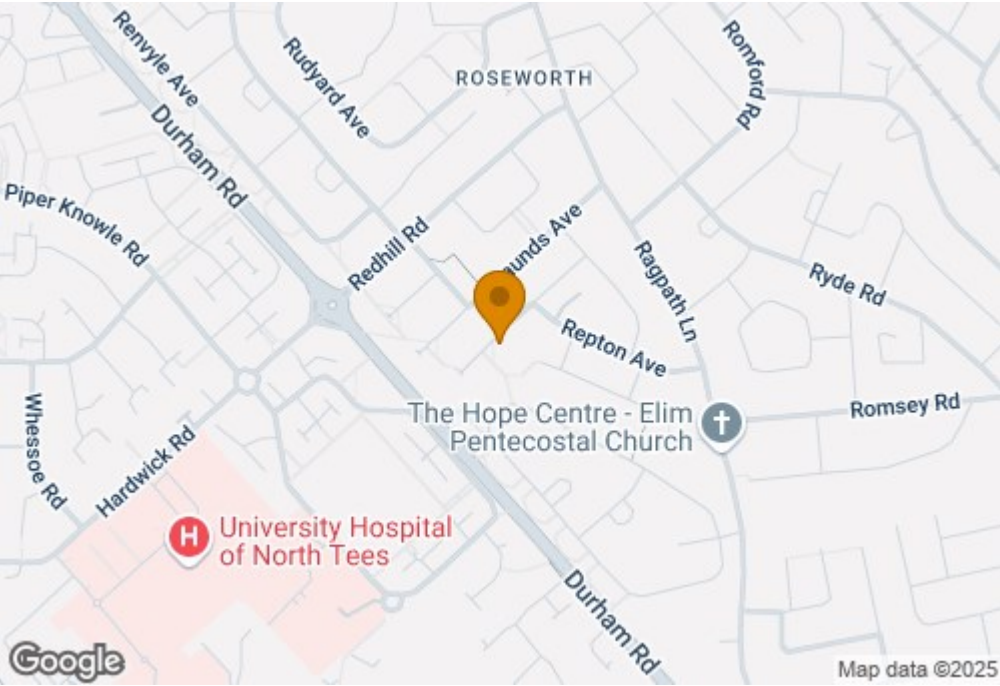
BATHROOM

7'9 x 8' (2.36m x 2.44m)

Two double glazed windows to rear aspect, bath, shower cubicle, vanity wash hand basin, WC and spot lights.



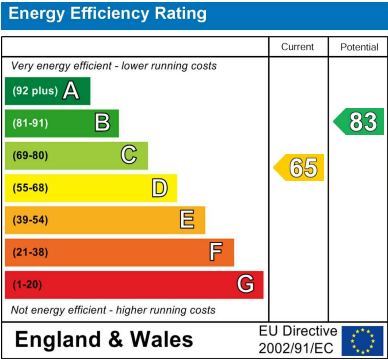
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.



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