



This corner plot has come to the market with work required throughout. Ready for the buyer to put their own stamp on it the property has also been extended. Comprising of an entrance hallway, open plan lounge/diner and open plan kitchen/dining room on the ground floor. The upper level offers three bedrooms and a spacious bathroom. Externally: Ample parking, front, rear and side gardens. Location: Situated in the popular area of Stockton close to North Tees Hospital, shops and schools. Please call Smith & Friends Estate Agents on 01642 607555.

**Ryde Road, Roseworth, Stockton-On-Tees, TS19 9DR**

**3 Bed - House - Semi-Detached**

**£110,000**

**EPC Rating: E**

**Council Tax Band: A**

**Tenure: Freehold**

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ESTATE AGENTS



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ENTRANCE HALLWAY

Front entrance door. radiator, stairs to upper level.

KITCHEN

Open plan with dining area, double glazed window to side aspect, three double glazed windows to rear aspect.

DINING AREA

Double glazed doors to rear aspect, radiator, coved ceiling, two storage cupboards.

LOUNGE/DINER

Double glazed bay window to front aspect, laminate flooring, fire and surround, double glazed patio doors, coved ceiling.

LANDING

Double glazed window to side aspect, carpet, loft access.

BATHROOM

Two double glazed windows to rear aspect, bath, wash hand basin, storage cupboard, radiator.

BEDROOM

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

BEDROOM

Double glazed window to rear aspect, carpet, radiator, fitted wardrobes.

BEDROOM

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



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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 84        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 54      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |