



This beautifully refurbished property has been upgraded throughout to an impressive standard, making it an ideal choice for first-time buyers, growing families, or anyone seeking a modern and comfortable home. Thoughtfully improved and well-presented, the house offers three generously sized bedrooms and a bright, welcoming interior.

Perfectly positioned close to North Tees Hospital, a selection of well-regarded schools, and a range of local amenities, the location provides excellent convenience for everyday living. Transport links, shops, and recreational areas are also within easy reach, adding to the property's appeal.

The ground floor features a warm and inviting entrance hallway leading through to a spacious lounge, designed to accommodate both relaxation and entertainment. A stylish, modern fitted kitchen offers ample storage and workspace, complemented by a separate utility room—ideal for laundry and additional appliances.

Upstairs, the home continues to impress with a contemporary family bathroom finished to a high standard, a separate W/C for added practicality, and three bedrooms. The master bedroom is notably large, providing a comfortable retreat with plenty of space for furnishings.

Ramsbury Avenue, Roseworth, Stockton-On-Tees, TS19 9JH

3 Bed - House - Terraced

Offers Over £115,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



Ramsbury Avenue, Stockton-On-Tees, TS19 9JH

- Entrance Hallway
Front entrance door, radiator and stairs to upper.
- Lounge
1 x front double glazed window, radiator and carpet flooring
- Kitchen
1 x rear double glazed window, flooring, 1 x radiator, wall and base units
- Utility
Rear double glazed door, flooring and base units
- Landing
Carpet flooring, loft access and storage cuoboard
- Bedroom
1 x front double glazed window, 1 x radiator and carpet flooring
- Bedroom
1 x front double glazed window, low level bulk head, 1 x radiator and carpet flooring
- Bedroom
Rear double glazed window, carpet flooring and 1 x radiator
- Bathroom
1 x rear double glazed window, 1 x radiator, bath, shower, w/c and flooring.
- W/c
1 x rear double glazed window, flooring and w/c
- External
Gardens front and rear
Street parking



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		83
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC