



## 11 Rollesby Way , Stockton-On-Tees, TS18 2SU

AVAILABLE NOW - SORRY NO PETS OR SMOKERS

This modern two bedroom terraced house is located on the popular North Shore development, alongside the River Tees, with scenic riverside walks leading toward Stockton and Middlesbrough.

The home offers contemporary living spaces, including a spacious entrance hall leading to a front facing kitchen fitted with a range of contemporary units and integrated appliances including an oven, hob, fridge/freezer, dishwasher and washing machine. The lounge at the rear offers French doors that open to the garden, allowing plenty of natural light. On the ground floor, there is also a cloakroom/WC and a large storage cupboard.

Upstairs, the first floor landing leads to two bedrooms, with the master featuring an en-suite shower room, alongside a modern family bathroom. The property is designed with energy efficiency in mind, offering solar

£850

# 11 Rollesby Way

, Stockton-On-Tees, TS18 2SU



- MODERN TERRACE HOUSE
- DOWNSTAIRS W/C
- ENCLOSED REAR GARDEN
- 2 BEDROOMS
- SOLAR PANELS
- POPULAR RIVERSIDE LOCATION
- EN-SUITE TO MASTER BEDROOM
- OFF-ROAD PARKING
- IDEAL FIRST HOME OR INVESTMENT

## HALL

## KITCHEN/DINING ROOM

13'1" x 9'1" (3.99m x 2.77m)

## LOUNGE

14'4" x 12'9" (4.37m x 3.89m)

## W/C

7'9" x 3'2" (2.36m x 0.97m)

## LANDING

## BEDROOM ONE

12'8" x 10'11" (3.86m x 3.33m)

## EN-SUITE

3'3" 9'3" (0.99m 2.82m)

## BEDROOM TWO

12'8" x 9'8" (3.86m x 2.95m)

## BATHROOM

7'9" x 5'10" (2.36m x 1.78m)

## AML PROCEDURE



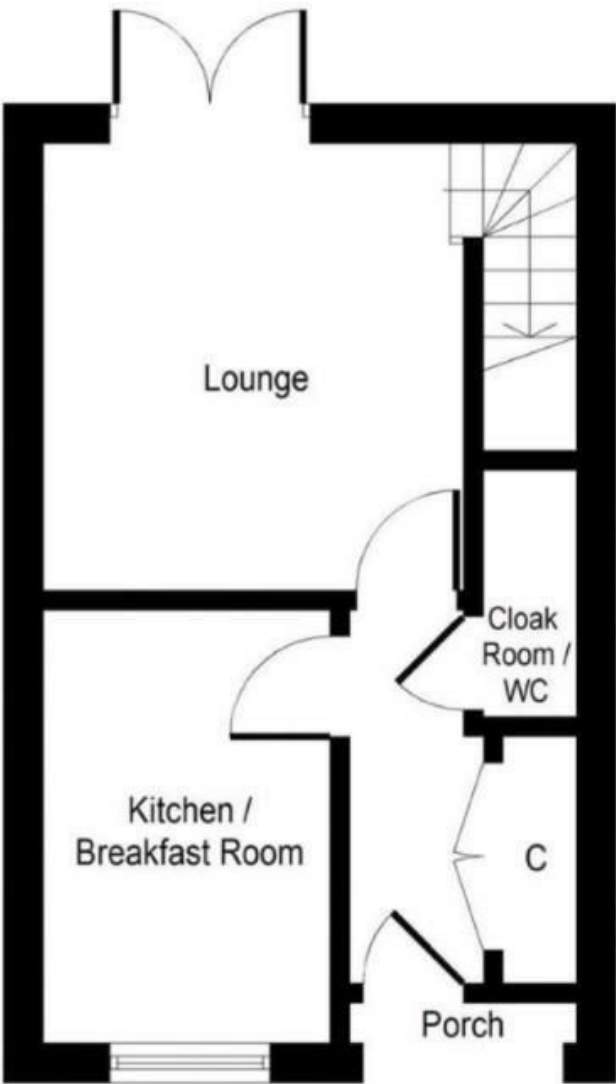
Directions



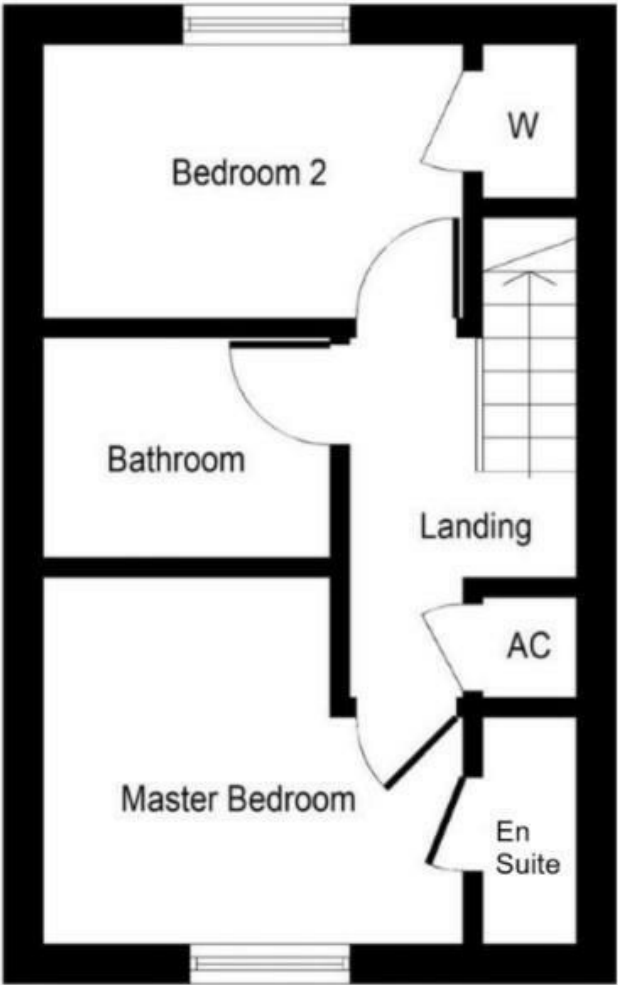




Floor Plan



Ground Floor



First Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	78	
(69-80) C		
(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		