



23 Rothbury Avenue

, Stockton-On-Tees, TS19 9HG

£99,000



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HALLWAY

6'0" x 14'7" (1.83m x 4.45m)

Upon entering from the charming front garden, you'll step into a spacious and welcoming hallway. This central hub provides access to the reception room, kitchen, utility room, and the first floor, making it the heart of the home. The room is brightened by a side panel window positioned to the right of the secure UPVC door, allowing natural light to pour in. Additionally, the clever use of under stair space provides valuable storage, keeping the area clutter-free.

RECEPTION ROOM

13'2" x 11'10" (4.01m x 3.61m)

The generously proportioned reception room provides ample space to comfortably fit a three-piece suite along with larger storage units. This bright and airy room benefits from an expansive UPVC double glazed bay window that allows for an abundance of natural light, a substantial radiator ensuring consistent warmth, and a classic fire surround that adds a cozy touch.

KITCHEN

10'8" x 9'8" (3.25m x 2.95m)

The kitchen boasts an abundance of light-colored wall, base, and drawer units, beautifully contrasted with lighter worktops. The spacious room easily accommodates a small dining table. Natural light pours in through the expansive UPVC double-glazed window. A radiator provides warmth, and ample space is available for freestanding appliances.

UTILITY ROOM

8'7" x 6'6" (2.62m x 1.98m)

The utility room is a practical space enhanced by ample storage units. Natural light pours in through the UPVC double glazed window, and the door provides convenient access to the expansive rear garden, perfect for outdoor relaxation or entertainment.

LANDING

8'2" x 3'2" (2.49m x 0.97m)

The landing gains access to the three spacious bedrooms, family bathroom and loft space.

BEDROOM ONE

15'11" x 11'7" (4.85m x 3.53m)

The first bedroom is a tranquil retreat, offering an impressive footprint that easily accommodates a king-size bed and substantial storage solutions. Dual UPVC double-glazed windows provide an abundance of sunlight, while a contemporary radiator ensures year-round comfort in this versatile sanctuary.

BEDROOM TWO

11'1" x 9'8" (3.38m x 2.95m)

The spacious second bedroom, situated at the rear of the property, boasts ample space for a double bed and substantial storage units. The room is illuminated by natural light pouring in through the UPVC double glazed window, and a radiator ensures cozy warmth. A striking feature wall adds a touch of personality to this inviting retreat.

BEDROOM THREE

8'2" x 8'9" (2.49m x 2.67m)

The cozy third bedroom, while the most intimate of the three, still provides ample space to comfortably accommodate a single bed and convenient storage units. This charming room is filled with natural light pouring in through the UPVC double glazed window, and a single radiator ensures a warm and welcoming atmosphere.

FAMILY BATHROOM

8'1" x 5'6" (2.46m x 1.68m)

The family bathroom features a stylish three-piece suite, complete with a comfortably proportioned paneled bath, ideal for relaxing soaks. The bath is enhanced by an invigorating electric shower, perfect for revitalizing morning routines. A conveniently located hand basin and low-level WC complete the suite. Natural light floods the room through a frosted UPVC double glazed window, ensuring privacy while brightening the space. The bathroom is kept cozy

and warm courtesy of a radiator, and the walls are attractively finished with a practical tiled surround.

EXTERNAL

The property boasts generous on-street parking options and a charming front garden, complete with lush green grass. The true gem is the expansive rear garden, showcasing a sweeping lawn enclosed by sturdy fencing for privacy.



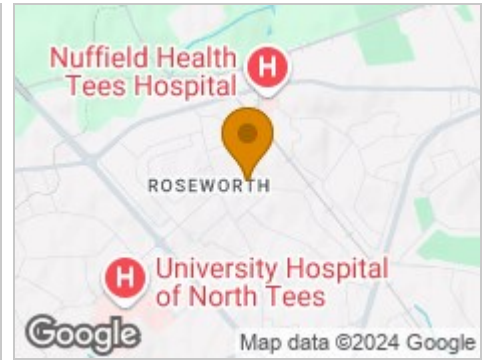
Road Map



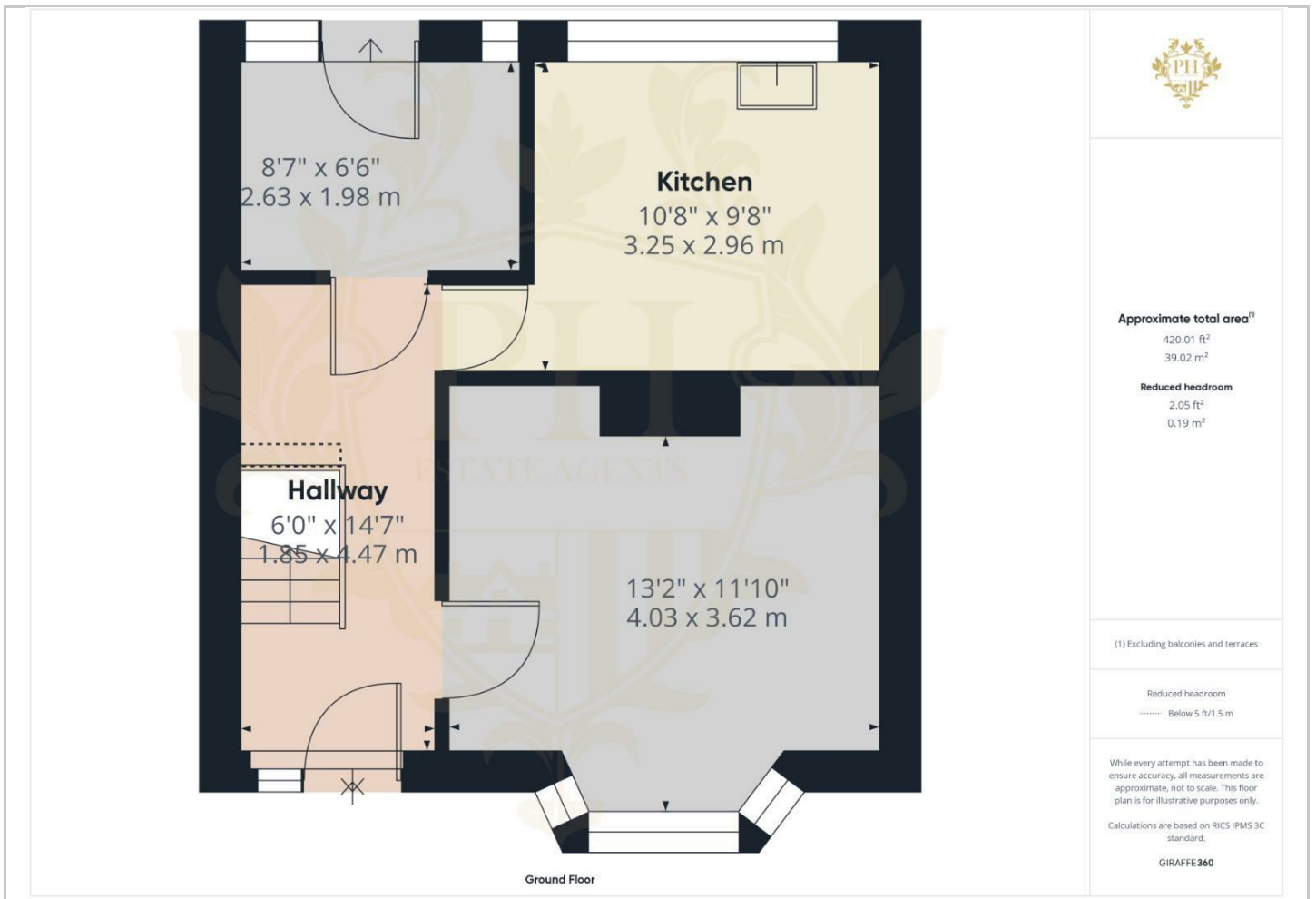
Hybrid Map



Terrain Map



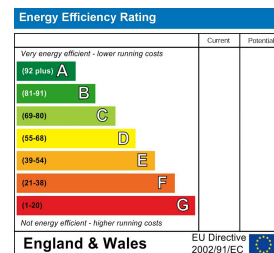
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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