



**Rosslare Road, Stockton-On-Tees TS19 9LP**

**welcome to**

## **Rosslare Road, Stockton-On-Tees**

A three bedroom semi-detached family home situated in a much sought after area of Roseworth, Stockton-On-Tees.

### **Agents Note:**

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### **Lounge**

15' 2" x 10' 4" ( 4.62m x 3.15m )

Window to front, radiator, UPVC door to rear

### **Kitchen**

16' 3" x 13' 8" to 10'3 ( 4.95m x 4.17m to 10'3 )

Window to front, window to rear, range of wall and base units, recess for oven, recess for extractor fan, sink with drainer, UPVC door to rear, dishwasher, washing machine

### **Bedroom 1**

13' 8" x 8' 4" ( 4.17m x 2.54m )

Window to front, radiator

### **Bedroom 2**

10' 4" x 7' ( 3.15m x 2.13m )

Window to front, radiator

### **Bedroom 3**

7' 7" x 7' 4" ( 2.31m x 2.24m )

Window to rear, radiator

### **Bathroom**

Bath, towel rail, boiler, low level WC, window to rear, wash hand basin

### **Rear Garden**

Enclosed, patio





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welcome to

## Rosslare Road, Stockton-On-Tees

- REAR GARDEN
- THREE BEDROOMS
- END-TERRACED
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR A WIDE RANGE OF BUYERS

Tenure: Freehold EPC Rating: B

Council Tax Band: A

**£130,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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