



Rolleston Avenue, Roseworth, Stockton-On-Tees, TS19 9LG

This beautifully presented four bedroom terraced family home is located in the popular area of Roseworth, offering spacious living ideal for growing families or first time buyers.

The ground floor features an entrance hallway, a generous lounge with a gas fireplace leading into a bright conservatory currently used as a dining room, and a modern kitchen equipped with integrated appliances including a dishwasher, washing machine, double oven, induction hob, and fridge freezer. A convenient ground floor WC adds to the practicality of the layout.

Upstairs, the property boasts four well proportioned bedrooms, two of which include built in wardrobes and a contemporary family bathroom. In addition, there is a boarded loft area with electrics.

Externally, the south west facing rear garden is enclosed and thoughtfully designed with a lawn area, patio, covered decking area and a shed/bar perfect for outdoor entertaining.

Additional benefits include double glazing, gas central heating controlled via a Hive system, and four external security cameras included in the sale.

Situated close to schools, local amenities, public transport links, and the hospital, this property presents an excellent opportunity to settle in a well-established and convenient community.

Offers Over £150,000



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HALL

LOUNGE

22'2" x 10'11" (6.76m x 3.33m)

CONSERVATORY

10'10" x 7'8" (3.30m x 2.34m)

KITCHEN

12'7" x 11'5" (3.84m x 3.48m)

SITTING ROOM

9'5" x 7'4" (2.87m x 2.24m)

DOWNSTAIRS WC

5' x 2'6" (1.52m x 0.76m)

LANDING

BEDROOM ONE

14'6" x 10'8" (4.42m x 3.25m)

BEDROOM TWO

10'11" x 9'7" (3.33m x 2.92m)

BEDROOM THREE

10'7" x 8'2" (3.23m x 2.49m)

BEDROOM FOUR

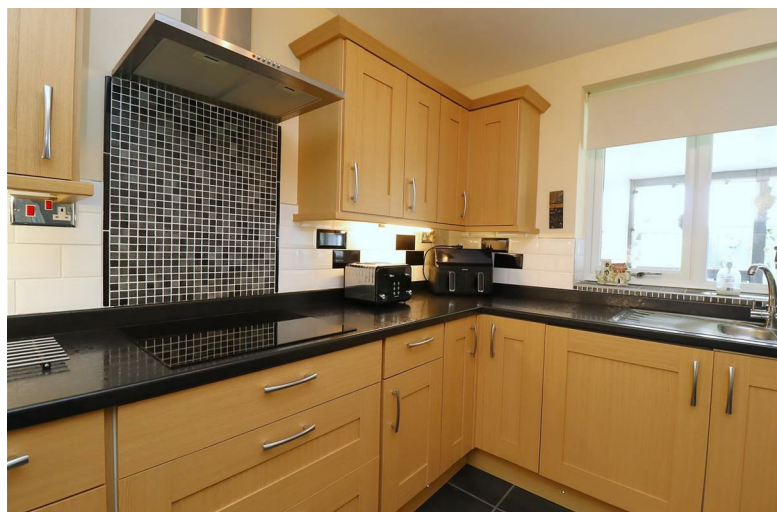
8'6" x 6' (2.59m x 1.83m)

BATHROOM

6'7" x 5'4" (2.01m x 1.63m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

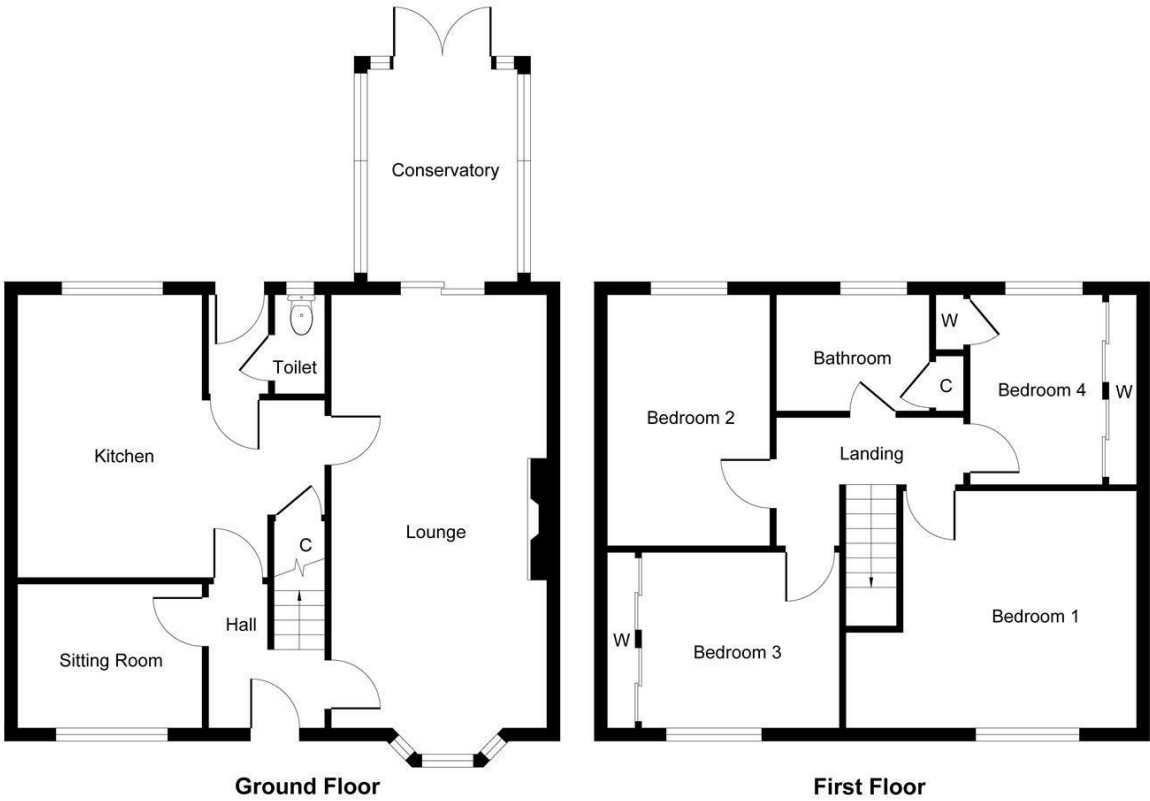
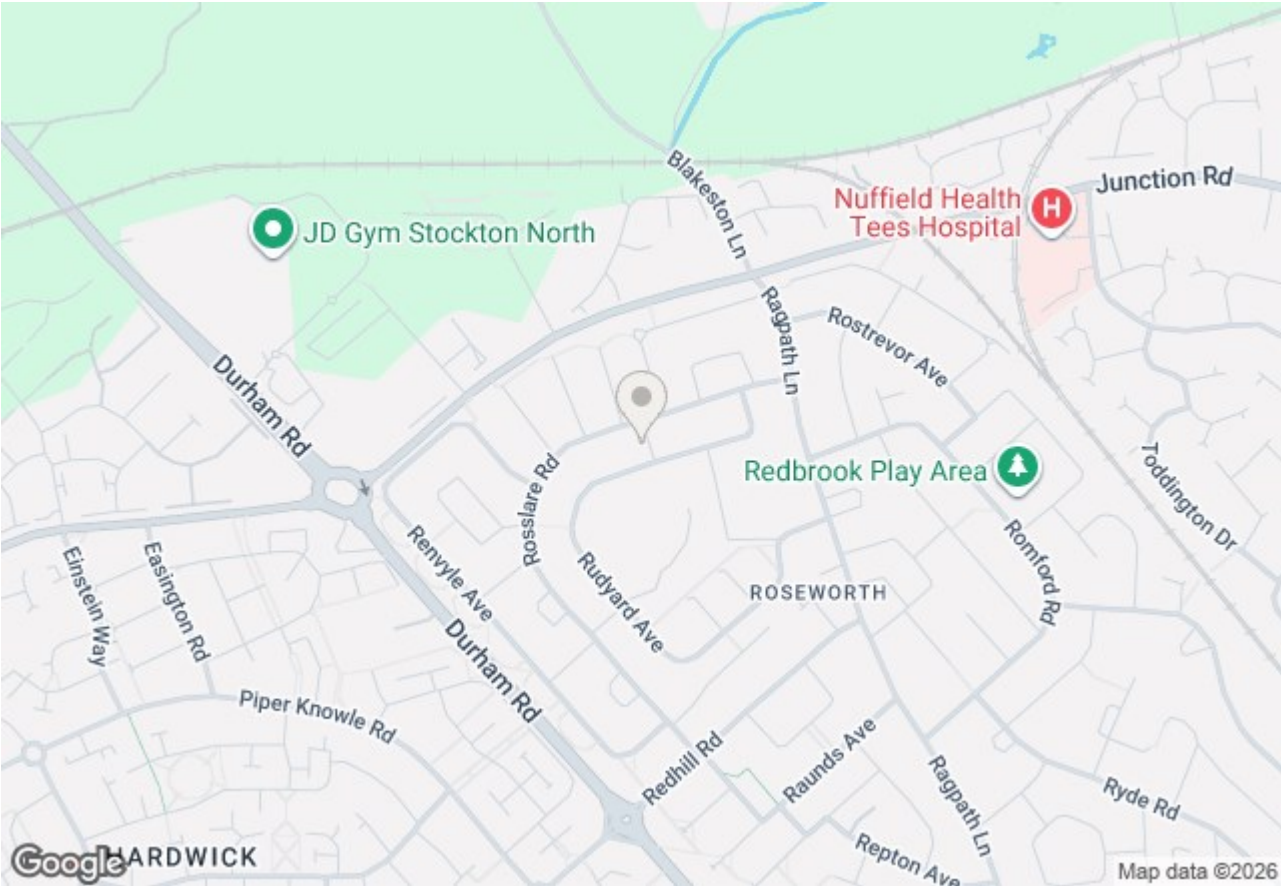


Tel: 01642 615657



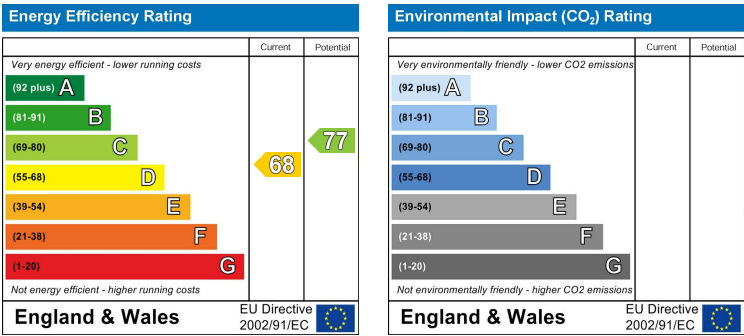


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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