GowlandWhite



Rostrevor Avenue, Roseworth, Stockton-On-Tees, TS19 9HW

An excellent opportunity for investors to acquire this well presented two bedroom semi-detached property, offered for sale with a tenant in situ, providing an immediate rental income of £650 per calendar month.

The accommodation briefly comprises an entrance hallway, a spacious lounge, and a modern open plan fitted kitchen with dining area to the ground floor. To the first floor are two good sized double bedrooms and a family bathroom fitted with a shower over the bath.

Externally, the property benefits from an enclosed rear garden, while additional features include double glazing and gas central heating throughout. On-street parking is available to the front of the property.

Conveniently located close to a range of local amenities, including shops, schools, and everyday services, the property is also within easy reach of the University Hospital of North Tees, making it particularly attractive to healthcare professionals and tenants seeking access to the area's major employers. Stockton-on-Tees Town Centre is less than a ten minute drive away, while excellent transport links provide straightforward access to Middlesbrough, Darlington, Hartlepool, and surrounding areas.

Offers Over £100,000

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HALLWAY

LOUNGE
15'1" x 10'5" (4.60m x 3.18m)

KITCHEN/DINING ROOM
10'2" x 16'2" (3.10m x 4.93m)

LANDING

BEDROOM ONE
15' x 10'8" (4.57m x 3.25m)

BEDROOM TWO
13'9" x 8'3" (4.19m x 2.51m)

BATHROOM
5'6" x 5'2" (1.68m x 1.57m)

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.





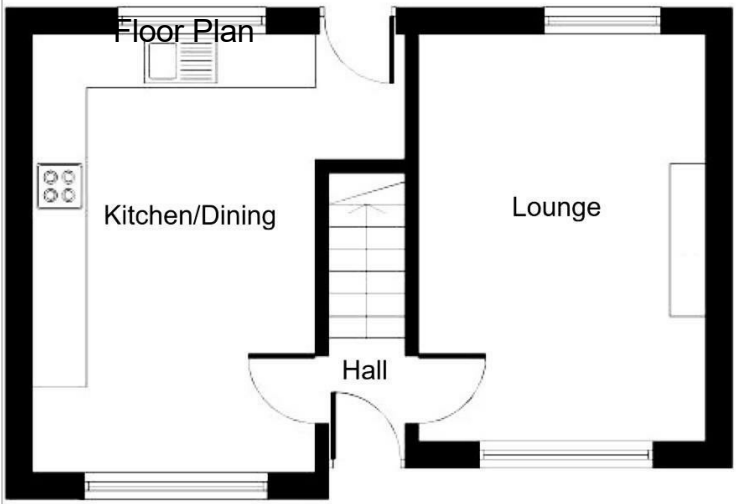


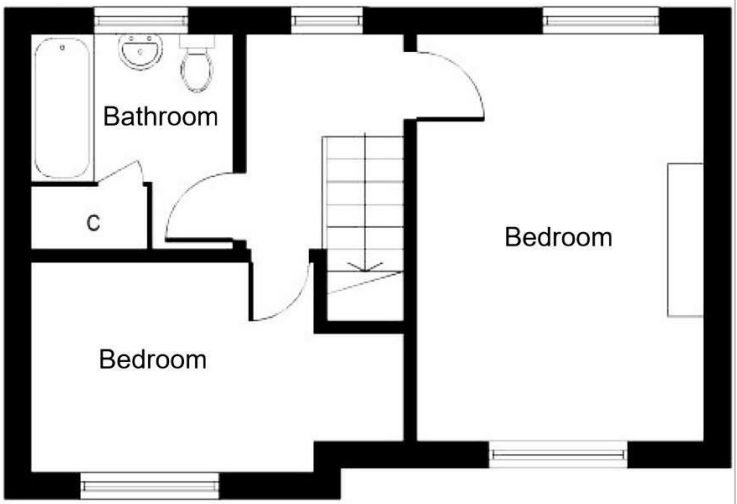






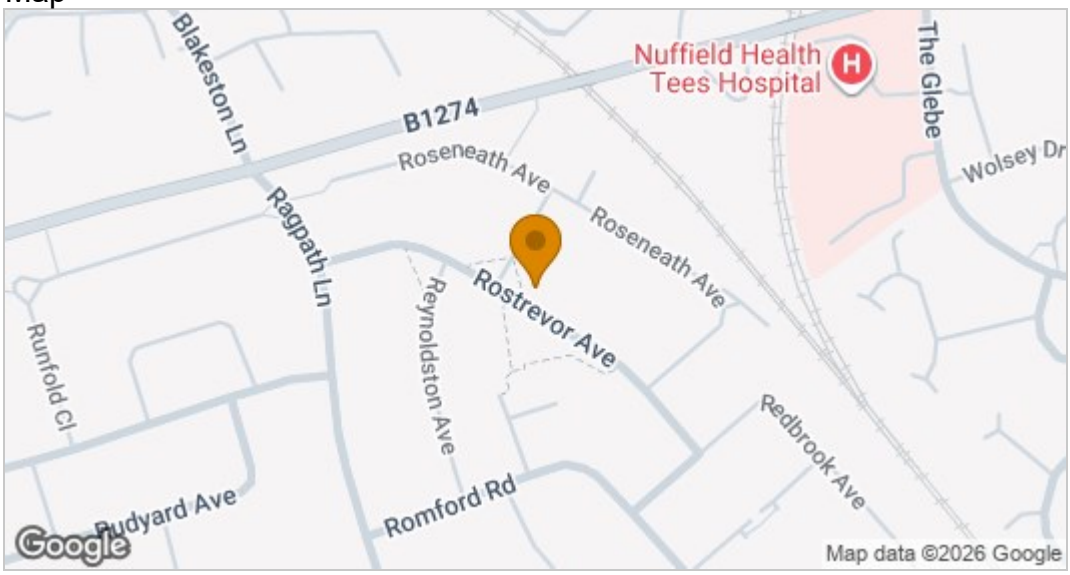
Floor Plan



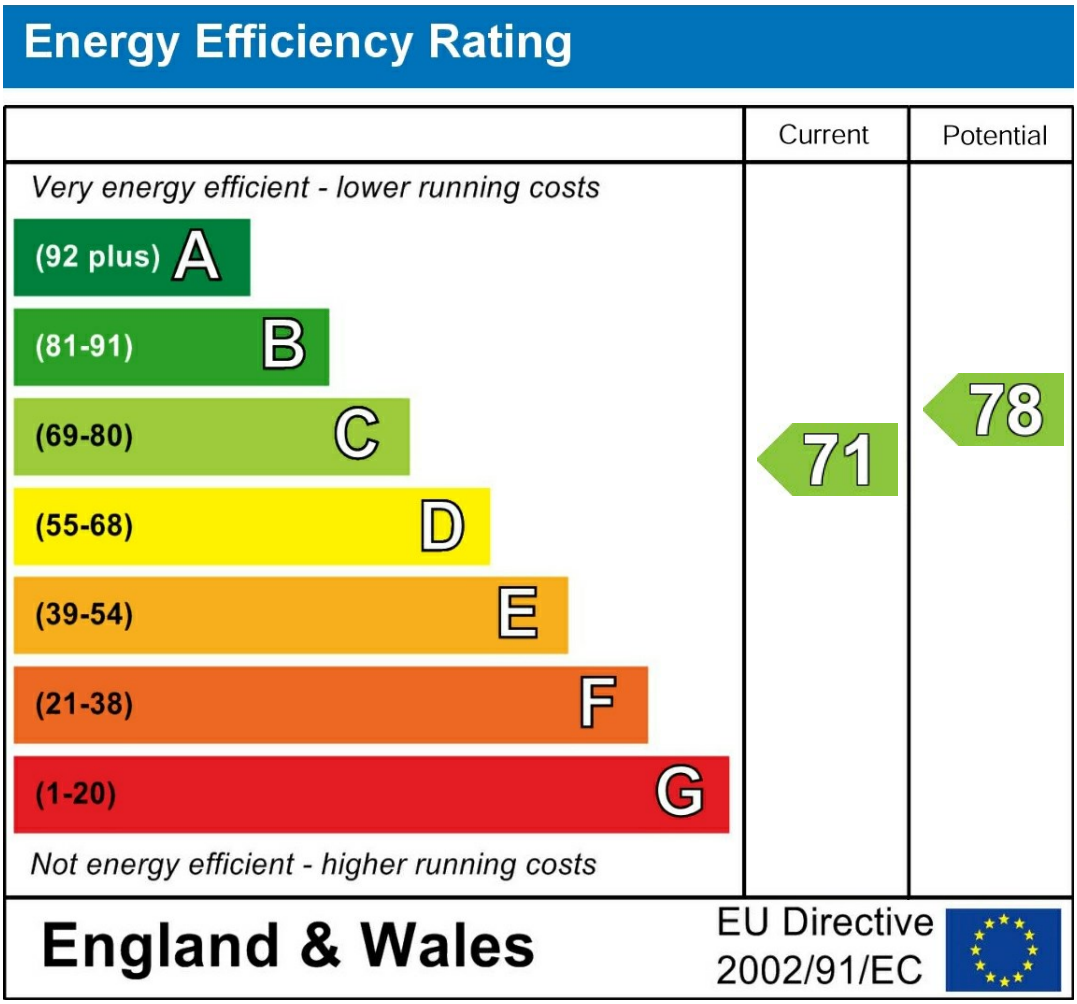


Not to scale. For identification only

Map



EPC graph



VIEWING

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

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.

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