



Ragpath Lane, Roseworth, Stockton-On-Tees, TS19 9BA

Immaculately presented, this gorgeous semi-detached family home offers modern finishes and a south-west facing garden. Situated in Roseworth, it enjoys easy access to local schools, the hospital, shops and everyday amenities, while excellent transport links and the A19 make commuting straightforward.

The entrance hall leads into a beautifully finished kitchen and dining space, fitted with modern cabinetry, integrated oven, hob, microwave and dishwasher, with an exposed brick feature wall adding character and warmth. From here, oak internal bifold doors open into the lounge, positioned to the front of the home with a bay window and a gas burner creating a welcoming focal point.

A generous utility room provides superb additional space with plumbing and a side door out to the garden, while a versatile study/store offers options for home working, storage or a playroom depending on your needs.

Upstairs, the landing leads to three bedrooms, two with fitted wardrobes, and a stylish modern bathroom featuring a separate bath and a walk in shower with a waterfall setting.

Outside, the rear garden is a real highlight with decking, lawn, a covered decked area for year-round enjoyment, and practical touches including hot and cold taps and external sockets. The resin driveway to the front provides parking for two cars.

Beautifully finished, thoughtfully arranged and set in a convenient location, this is an ideal first purchase.

£140,000



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HALLWAY

KITCHEN/DINING ROOM
19'8" x 9'2" (5.99m x 2.79m)

LOUNGE
13'2" x 11'11" (4.01m x 3.63m)

UTILITY ROOM
13'4" x 5'11" (4.06m x 1.80m)

STUDY
9'7" x 6'4" (2.92m x 1.93m)

LANDING

BEDROOM ONE
11'6" x 9'4" (3.51m x 2.84m)

BEDROOM TWO
11'3" x 9'10" (3.43m x 3.00m)

BEDROOM THREE
8'5" x 8'2" (2.57m x 2.49m)

BATHROOM
8' x 7'9" (2.44m x 2.36m)

AML PROCEDURE

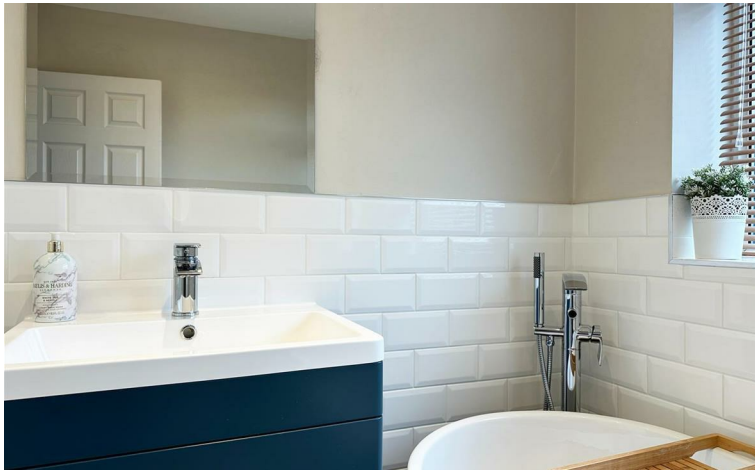
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Tel: 01642 615657



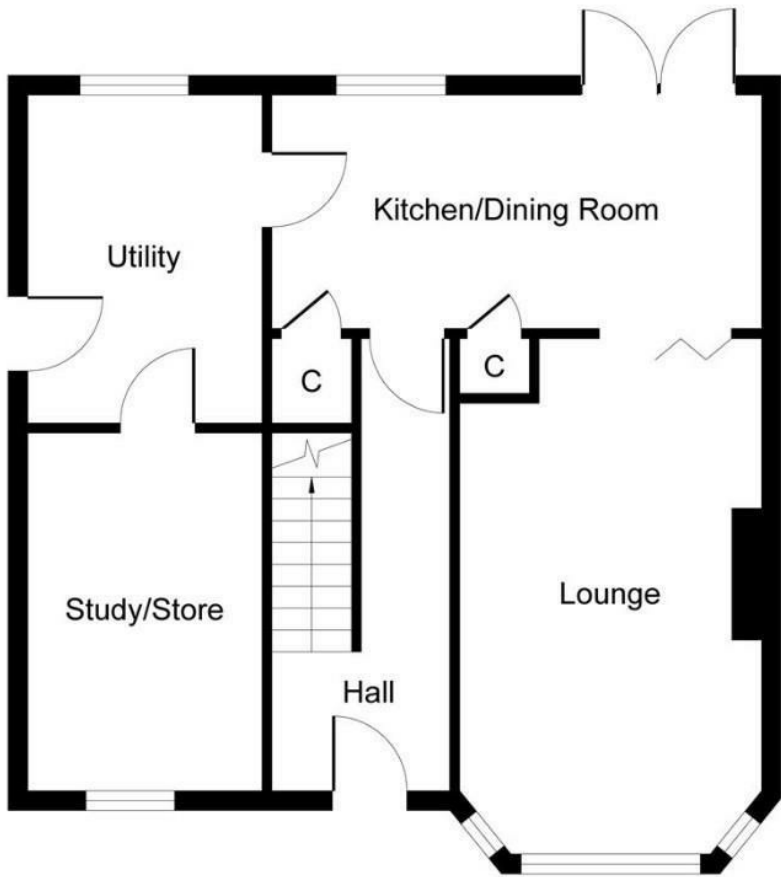
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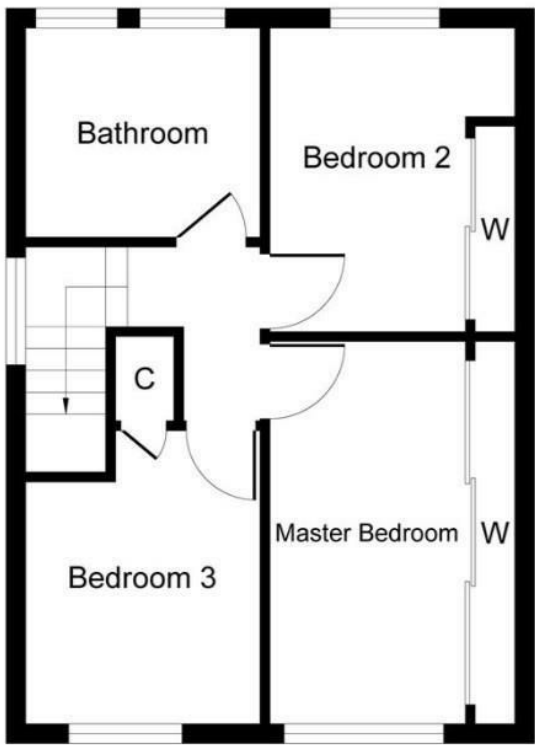
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	74

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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