



## Romford Road, Roseworth, Stockton-On-Tees, TS19 9JB

This freshly decorated three bedroom mid terraced home is offered with no onward chain presents an excellent opportunity for first time buyers to step onto the property ladder or for those looking to secure a strong buy-to-let investment.

Situated in the popular Roseworth area, the property is perfectly placed within easy reach of local shops, schools, essential amenities, and the University of North Tees Hospital. It is a convenient and well connected location.

Inside, the welcoming hallway leads into a spacious lounge featuring a charming bay window and gas fireplace. The newly updated flooring downstairs adds a fresh feel throughout. The kitchen/dining room provides plenty of space for everyday living, and the rear porch offers useful access to the garden and could be used as a utility space. Upstairs, there are three well proportioned bedrooms, with the master benefitting from fitted wardrobes and two windows that create a bright and airy space. The bathroom includes a shower over the bath, completing the comfortable first floor layout. The home is gas centrally heated and fully double glazed for year round comfort.

Externally, the property features a lawned front garden with off road parking on the driveway. The rear garden includes a decking area, patio and lawn, along with shared side access.

£115,000



**HALL**

**LOUNGE**

13'1" x 11'6" (3.99m x 3.51m)

**KITCHEN**

13'8" x 9'7" (4.17m x 2.92m)

**REAR PORCH**

6'6" x 5'6" (1.98m x 1.68m)

**LANDING**

**BEDROOM ONE**

15'10" x 11'9" (4.83m x 3.58m)

**BEDROOM TWO**

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

**BEDROOM THREE**

8'8" x 8'1" (2.64m x 2.46m)

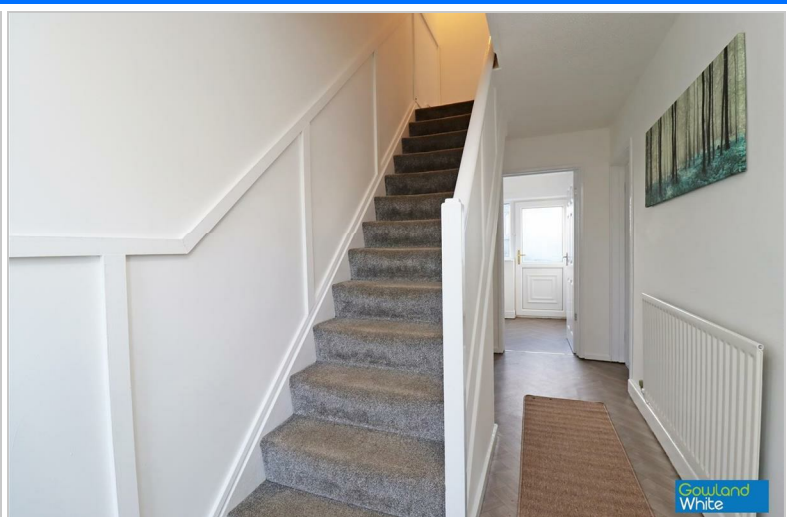
**BATHROOM**

8'1" x 5'8" (2.46m x 1.73m )

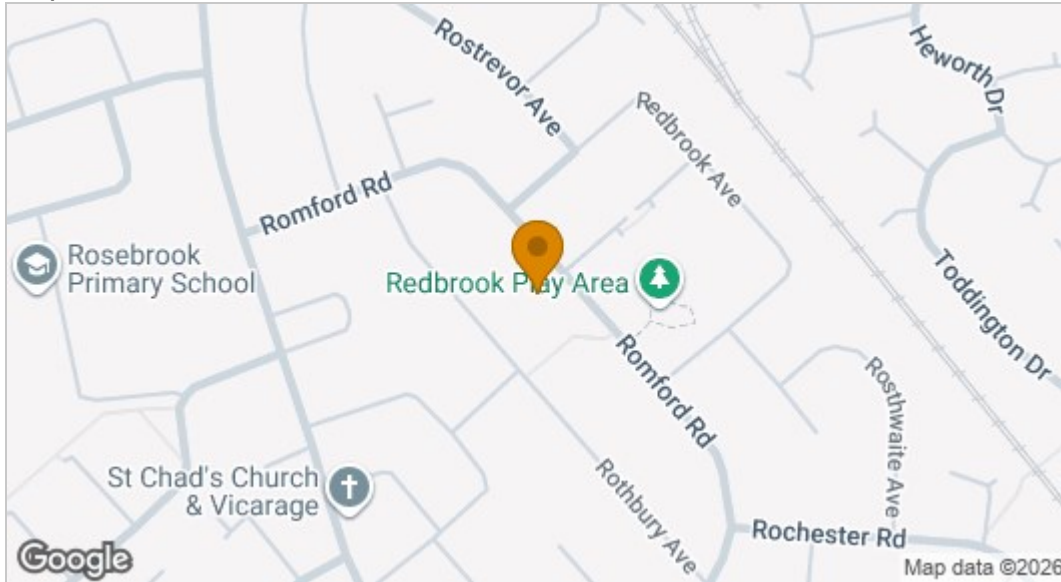
**AML PROCEDURE**

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.

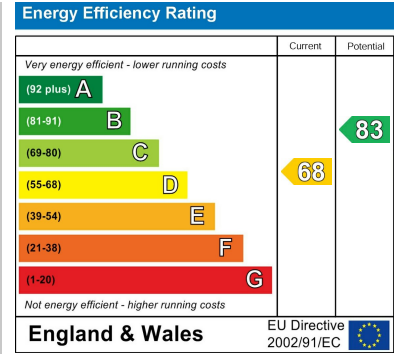




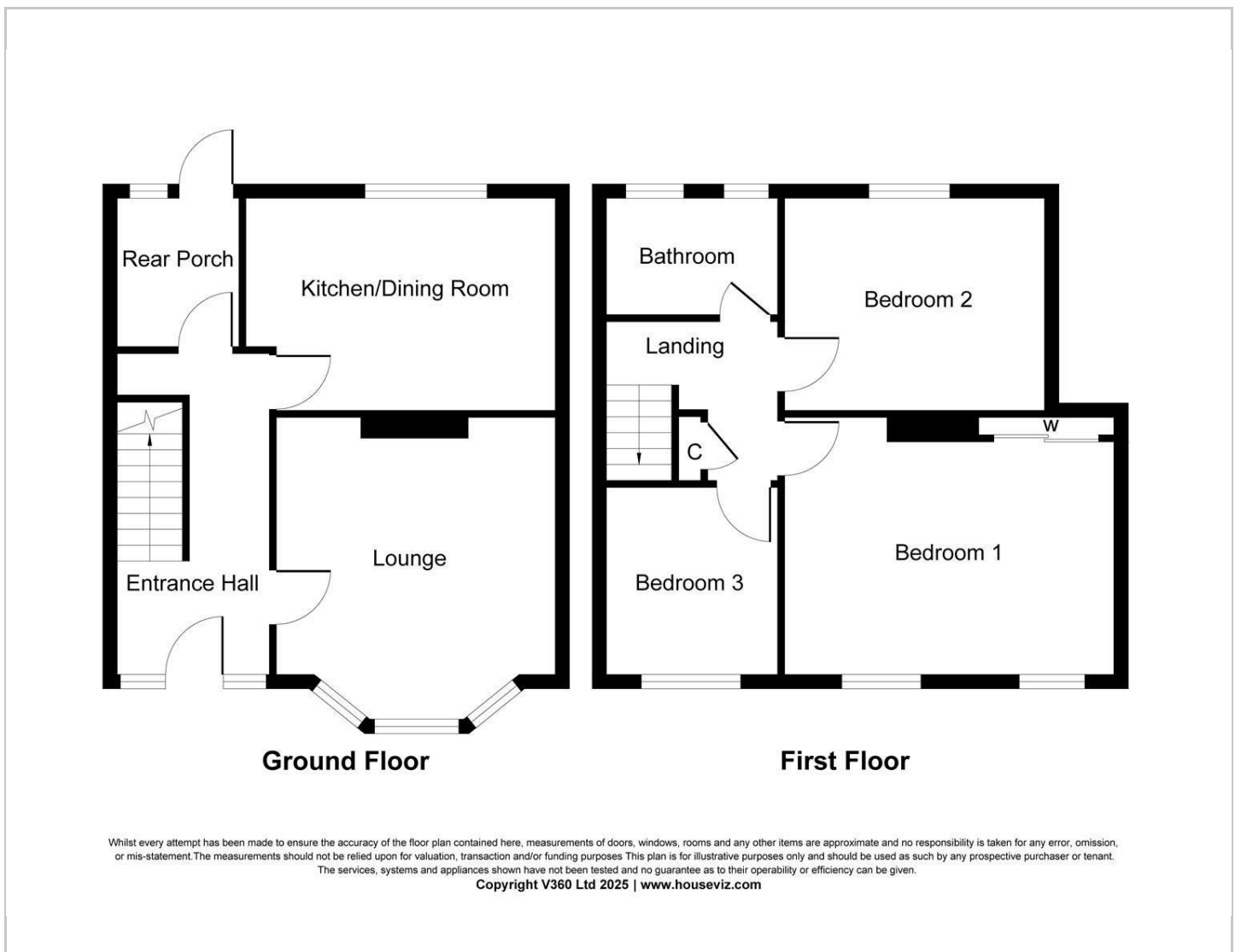
## Map



## EPC graph



## Floor Plan



## VIEWING

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

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