

A surprisingly spacious three-bedroom semi-detached home, ideally positioned within the highly sought-after residential area of Roseworth, Stockton. This attractive property offers a perfect blend of style, comfort, and practicality, making it an ideal choice for families and first-time buyers alike.

Upon entering, you are welcomed by a bright and inviting entrance hallway that sets the tone for the rest of the home. The generous lounge provides a relaxing living space, while the open-plan dining/family area offers versatility for both everyday living and entertaining. A delightful conservatory to the rear further enhances the living accommodation, creating a light-filled space with views over the garden. The property also boasts a superbly fitted, modern kitchen, thoughtfully designed with both functionality and aesthetics in mind.

To the first floor, the landing leads to three well-proportioned bedrooms, each offering comfortable accommodation, along with a stylish bathroom/WC and walk in shower.

Externally, the property features an easily maintained rear garden, perfect for outdoor enjoyment with minimal upkeep, while the front provides ample off-street parking for multiple vehicles.

Additional benefits include gas central heating, uPVC double glazing throughout, and high-quality fixtures and fittings. In our opinion, early viewing is highly recommended to fully appreciate the space, quality, Pls note some photos are from previous advertisements.

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

**3 Bed - House - Semi-Detached**

**£135,000**

**EPC Rating: D**

**Council Tax Band: A**

**Tenure: Freehold**



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## HALLWAY

Double glazed entrance door, stairs to first floor.

## LOUNGE

Double glazed bay window to front aspect, radiator, door to internal family room.

## FAMILY ROOM/DINER

Double glazed window to rear aspect, laminate flooring, radiator.

## KITCHEN

Double glazed windows to front, side and rear aspects, double glazed door to side aspect.

## CONSERVATORY

Double glazed windows to rear and side aspects, doors leading to rear garden.

## LANDING

Carpet, loft access.

## BEDROOM ONE

Double glazed window to front aspect, radiator, fitted wardrobes.

## BEDROOM TWO

Double glazed window to rear aspect, radiator, fitted wardrobes.

## BEDROOM THREE

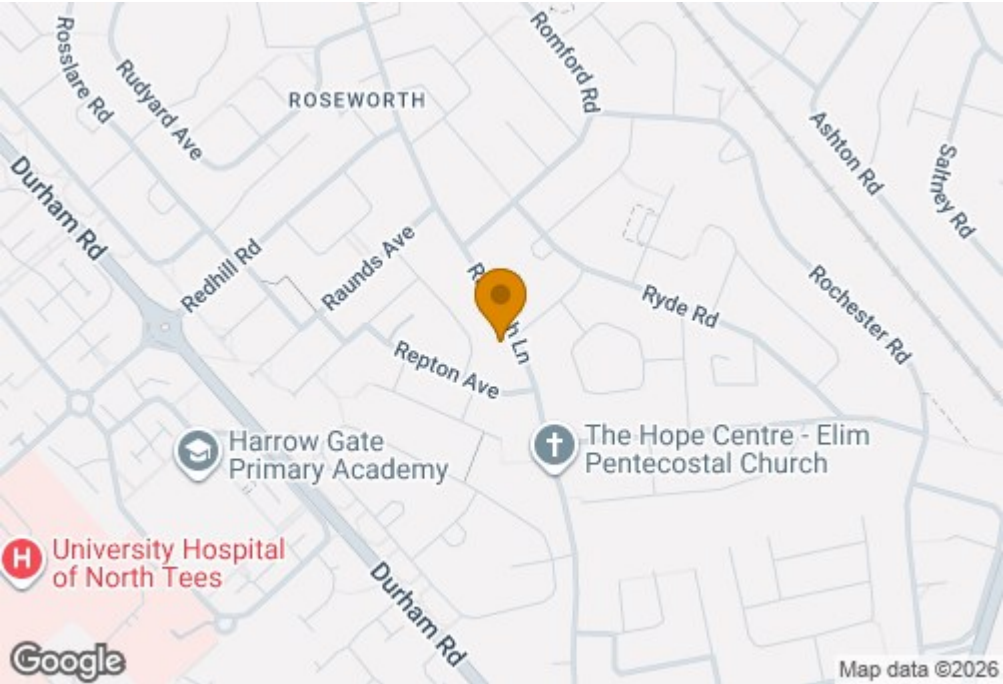
Double glazed window to front aspect, radiator, storage cupboard.

## BATHROOM

Bath, walk-in shower cubicle, wash hand basin, WC, heated towel rail, double glazed window to rear aspect.

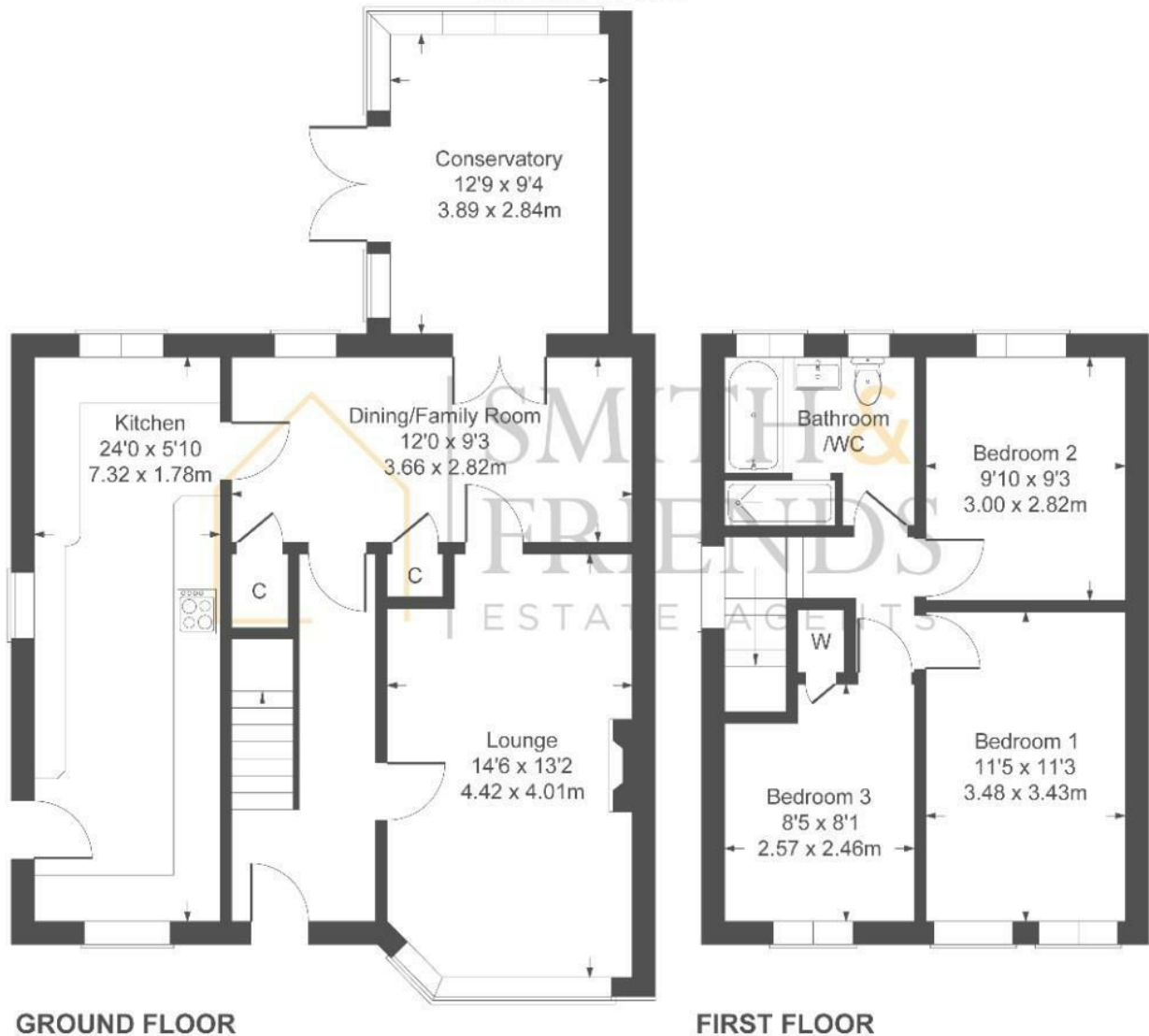


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# Ragpath

Approximate Gross Internal Area  
1055 sq ft - 98 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	68	75
	EU Directive 2002/91/EC	

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