







Offered to the market with no onward chain and vacant possession, this well-presented property is situated in a highly sought-after residential area close to North Tees Hospital, making it an ideal purchase for first-time buyers, small families, or investors alike. Conveniently located for local amenities, schools, transport links, and commuter routes, the home provides spacious and versatile accommodation throughout.

Upon entering the property, you are welcomed by an entrance hallway leading into a bright and airy lounge, benefiting from windows to both the front and rear elevations, allowing plenty of natural light to flow through the room. The ground floor also features a fitted kitchen offering ample storage and workspace, together with a separate utility room providing additional practicality and convenience.

To the first floor, the property boasts two generously sized double bedrooms, both complete with built-in wardrobes, offering excellent storage solutions. A well-appointed family bathroom completes the accommodation.

Externally, the property offers excellent potential and would appeal to buyers seeking a home ready to move into with the added advantage of no chain delay. Early viewing is highly recommended to fully appreciate the location, space, and potential this property has to offer.

Rothwell Crescent, Roseworth, Stockton-On-Tees, TS19 9AP
2 Bed - House - Semi-Detached
Offers Over £90,000
EPC Rating: D
Council Tax Band: A
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS

Rothwell Crescent, Stockton-On-Tees, TS19 9AP











ENTRANCE HALLWAY
uPVC front entrance door, carpet, radiator, coved ceiling, stairs to upper level.

LOUNGE
Double glazed windows to front and rear aspects, carpet, radiator, coved ceiling.

KITCHEN
Double glazed window to rear aspect, storage cupboard, flooring, gas hob, radiator, built-in oven and grill, coved ceiling.

UTILITY
Double glazed window to front aspect, side access door, tiled flooring, storage cupboards.

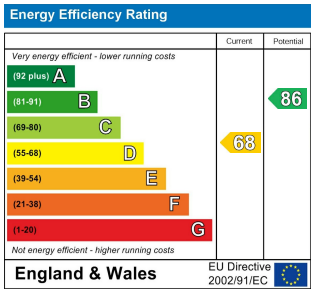
LANDING
Carpet, radiator, loft access, coved ceiling, double glazed window to rear aspect.

BEDROOM ONE
Double glazed windows to front and rear aspects, radiator, carpet, coved ceiling, built-in wardrobes.

BEDROOM TWO
Double glazed window to front aspect, radiator, coved ceiling, carpet, storage.

BATHROOM
Bath with shower over, vanity wash hand basin, and WC, tiling, flooring, radiator, double glazed window to rear aspect.





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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

21 Bishop Street, Stockton-on-Tees, TS18 1SY
01642 607555
stockton@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS ESTATE AGENTS