



## Renvyle Avenue, Roseworth, Stockton-On-Tees, TS19 9PE

Offered for sale with the advantage of no onward chain, this three bedroom semi-detached home is located on the popular Roseworth Estate and overlooks a greenbelt. The property would make an ideal purchase for a first time buyer looking to step onto the property ladder or an investor seeking a buy-to-let property in a consistently popular rental location.

The accommodation benefits from gas central heating via a modern combination boiler and uPVC double glazed windows and doors.

The ground floor accommodation begins with an entrance porch leading into the hallway, the lounge offers a comfortable space for everyday living and relaxation, while to the rear of the property there is a kitchen and dining area with access to the rear garden.

To the first floor there are three bedrooms, one of which benefits from built-in wardrobes providing useful storage space. The bathroom is fitted with a bath and shower over.

Externally the property has a small lawned garden to the front, while to the rear there is a paved garden designed for low maintenance, making it ideal for those who prefer easy outdoor upkeep while still enjoying outdoor space.

A single garage is also included with the property and has recently benefited from a newly recovered roof.

Roseworth is well positioned for access to local shopping facilities, North Tees Hospital, and excellent transport links including the A19, making the property convenient for commuting and everyday living.

£120,000



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PORCH

HALLWAY

LOUNGE

13'3" x 12'8" (4.04m x 3.86m)

KITCHEN/DINING ROOM

19'10" x 9'8" (6.05m x 2.95m)

LANDING

BEDROOM ONE

11'6" x 11'5" (3.51m x 3.48m)

BEDROOM TWO

11'5" x 9'9" (3.48m x 2.97m)

BEDROOM THREE

8'6" x 8'1" (2.59m x 2.46m)

BATHROOM

8'1" x 5'5" (2.46m x 1.65m)

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.



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