



Riverhead Avenue, Stockton-On-Tees, TS19 9BP
3 Bed - House - Semi-Detached
Offers In The Region Of £115,000

Council Tax Band: A
EPC Rating: C
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Riverhead Avenue, TS19 9BP

**** NO ONWARD CHAIN ****
**** IDEAL FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR BUY TO LET ****

Situated in the ever-popular Roseworth area of Stockton-on-Tees, this well-presented three bedroom semi-detached property on Riverhead Avenue is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, families, or investors. The property also benefits from being within walking distance of North Tees Hospital and offers excellent transport links to the A19 and A66, providing convenient access across Teesside and beyond.

The property briefly comprises an entrance hallway leading into a bright and spacious living room featuring a large bay window, allowing plenty of natural light to fill the space. To the rear of the property is a separate dining room, ideal for family meals or entertaining guests. The home also benefits from a good-sized kitchen, complemented by a separate utility room, providing additional practicality and storage space. Externally to the side of the property there are two useful outside storage sheds.

To the first floor, the property offers three well-proportioned bedrooms, including two doubles and one single, making it ideal for families or those needing a home office. The accommodation is completed by a modern re-fitted family bathroom, featuring a large double shower cubicle and contemporary fixtures and fittings.

Externally, the property benefits from off-road parking to the front, while to the rear there is a generous garden featuring a delightful patio seating area and lawned section, perfect for relaxing or entertaining during the warmer months.

Early viewing is highly recommended to appreciate the space, location, and potential this home has to offer - **CONTACT SMITH & FRIENDS INGLEBY BARWICK**

GROUND FLOOR

Entrance Hallway
6'0" x 13'4" (1.83m x 4.07m)

Living Room
12'0" x 11'10" (3.66m x 3.61m)

Dining Room
10'4" x 9'3" (3.17m x 2.83m)

Kitchen
8'9" x 7'8" (2.69m x 2.34m)

Utility Room
7'7" x 7'3" (2.32m x 2.23m)

Storage Shed
9'3" x 8'2" (2.82m x 2.51m)

FIRST FLOOR

Landing
3'4" x 5'10" (1.04m x 1.78m)

Bedroom 1
11'4" x 11'4" (3.47m x 3.46m)

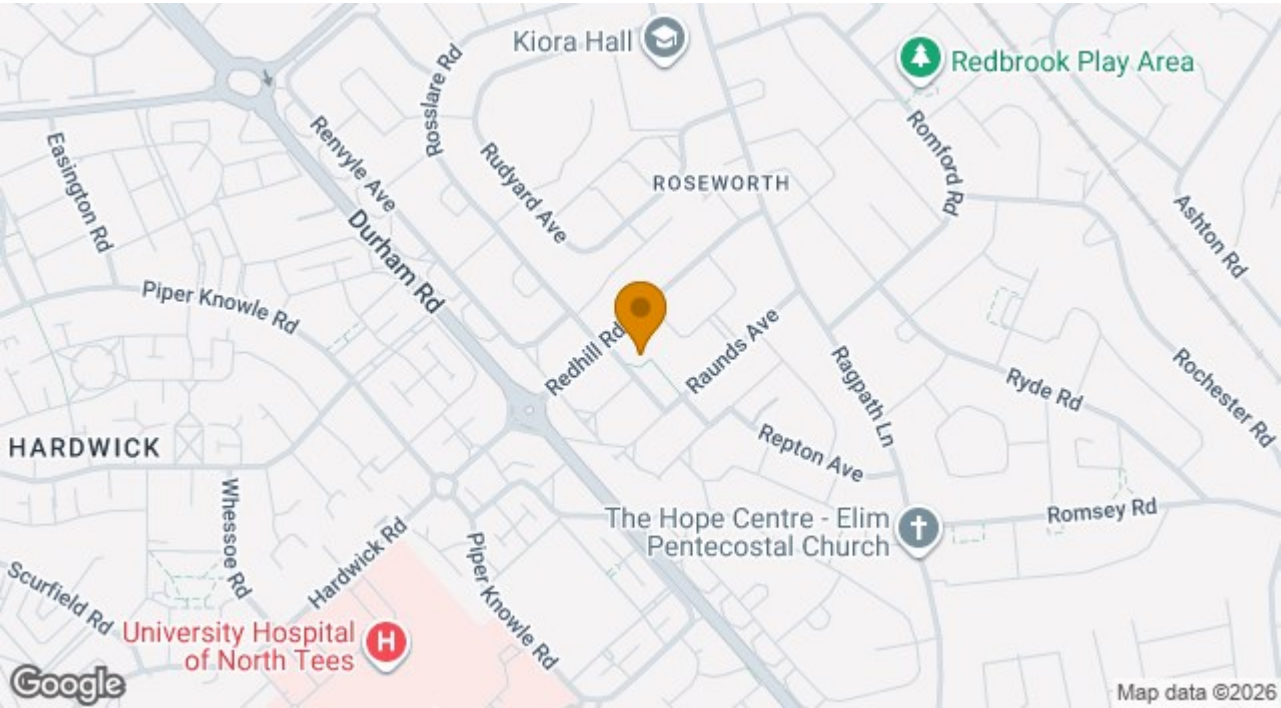
Bedroom 2
11'8" x 9'11" (3.58m x 3.04m)

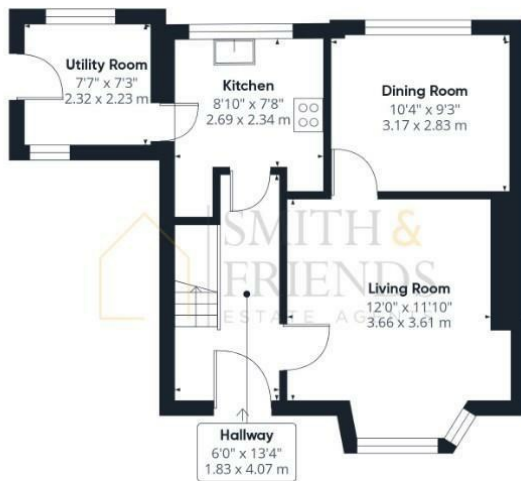
Bedroom 3
8'1" x 8'6" (2.48m x 2.60m)

Bathroom
8'2" x 5'5" (2.51m x 1.67m)









Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

933 ft²
86.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 2

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	69	78
EU Directive 2002/91/EC		

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.

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