

ROTHWELL CRESCENT, ROSEWORTH, STOCKTON-ON-TEES, TS19 9AH



- ▲ Two-bedroom semi-detached property
- ▲ Spacious lounge
- ▲ Generous kitchen/diner
- ▲ Family bathroom
- ▲ Enclosed front and rear gardens
- ▲ A few minutes' walk to North Tees Hospital
- ▲ Ideal first-time buy or investment opportunity

£95,000

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Situated in the popular Roseworth area of Stockton-on-Tees, this two-bedroom semi-detached property offers well-proportioned accommodation and would make an excellent first-time purchase, family home or buy-to-let investment. Conveniently located just a few minutes' walk from North Tees Hospital, the property also benefits from good access to local amenities, schools and transport links.

The accommodation briefly comprises an entrance hallway, a bright and spacious lounge, and a generous kitchen/diner fitted with a range of wall and base units, integrated gas hob and electric oven, stainless steel sink, and plumbing for both a washing machine and dishwasher. There is also useful pantry storage and access to the rear.

To the first floor are two good-sized bedrooms and a family bathroom fitted with a side-panelled bath, wash hand basin and WC.

Externally, the property enjoys an enclosed gravelled front garden and a paved rear garden, providing a low-maintenance outdoor space.

This is a great opportunity to purchase a well-located home with strong appeal for both owner-occupiers and investors alike.

GROUND FLOOR

ENTRANCE HALL

LOUNGE - 4.66m x 3.17m (15'3" x 10'5")

With UPVC double glazed window to front and rear elevation, and radiator.

KITCHEN DINER - 3.37m x 3.14m (11'1" x 10'4")

With a range of wall and base shaker style units, roll top work surfaces, integrated gas hob and electric oven, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, UPVC double glazed window to front and rear elevation, radiator, doorway to pantry cupboard and doorway to rear.

FIRST FLOOR

LANDING - With double glazed window to rear elevation.

BEDROOM ONE - 4.64m x 2.844m (15'3" x 9'4")

Dual aspect UPVC double glazed windows to front and rear elevations and radiator.

TO VIEW: Tel: **01642 355000**

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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BEDROOM TWO - 4.196m x 2.582m (13'9" x 8'6")

With double glazed window to front elevation and radiator.

BATHROOM - 2.32m x 2.205m (7'7" x 7'3")

With UPVC window to rear elevation, WC, wash hand basin, side panelled bath and radiator.

EXTERNALLY

GARDENS - Enclosed gravelled front garden and a paved rear garden.

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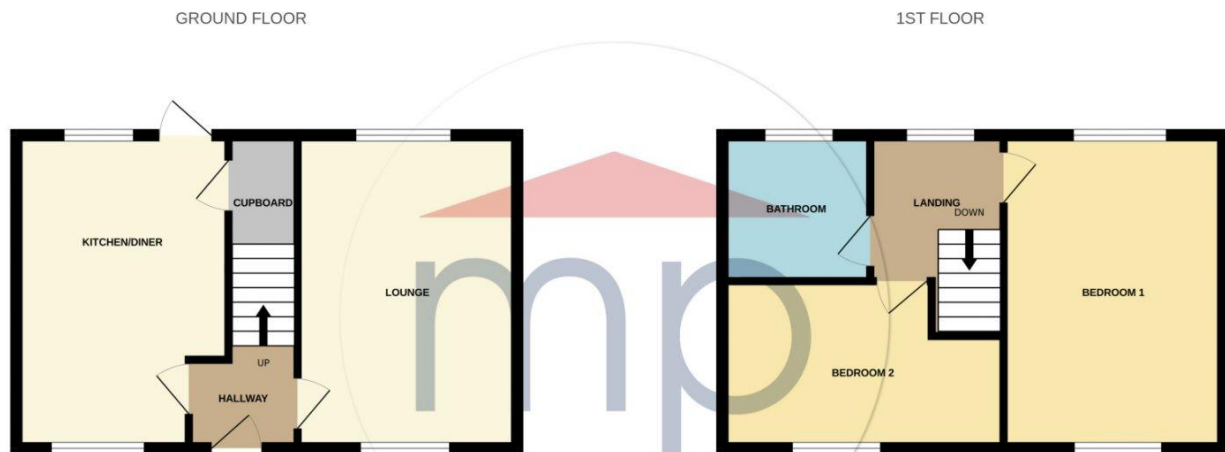
AGENTS REF: - LJ/LS/STO260348/24062026

Council Tax Band: A **Tenure:** Freehold

TO VIEW: Contact our Stockton office on

Tel: 01642 355000





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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