

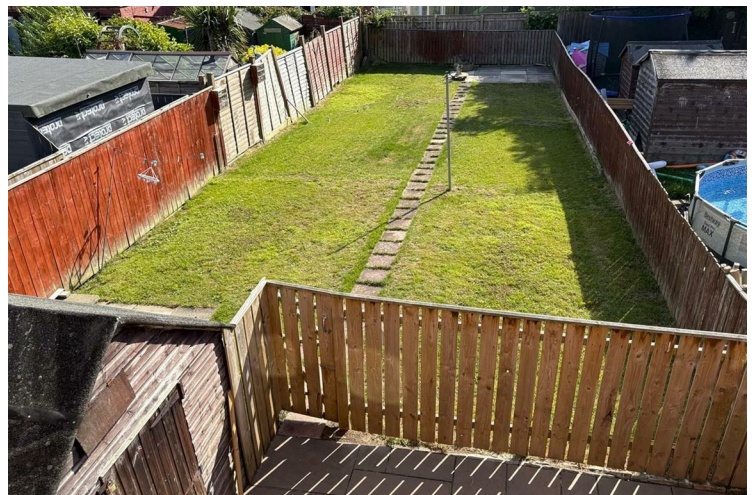


Rothbury Avenue
Stockton-On-Tees

£125,000
ENERGY RATING: TBC

FANTASTIC FIRST HOME WITH AN IMPRESSIVE REAR GARDEN & NO FORWARD CHAIN!!

A well-presented three-bedroom end-terraced home features a spacious kitchen/diner, modern shower room, recently installed Baxi combi boiler and an impressive 75ft rear garden. An ideal purchase for first-time buyers, families or investors, conveniently situated close to local amenities, schools and excellent transport links. Energy Rating: TBC. Council tax band: A (£1,714.74). NO FORWARD CHAIN!!



- Three Bed End Terraced House • Spacious Kitchen/Diner • Modern Shower Room • Recent Baxi Combi Boiler

Entrance Hall

Recent composite entrance door with UPVC double glazed side panel, staircase to first floor, meter cupboard and a radiator.

Kitchen/Diner

2.96m x 6.04m (9'8" x 19'9")

Rear aspect UPVC double glazed window and door opening to the garden. A range of base & wall units with rolled worksurfaces and tiled splashbacks incorporating a 1½ bowl stainless steel sink & mixer tap. Gas range cooker with extractor hood over, washing machine, tiled floor and a radiator.

Lounge

4.30m (into bay) x 4.06m (14'1" (into bay) x 13'3")

Front aspect UPVC double glazed bay window, marble feature fireplace with inset electric fire, laminate flooring, coving and a radiator.

First Floor Landing

Cupboard housing recent Baxi combi boiler, access to loft via wooden pull-down ladder.

Bedroom One

3.56m x 3.47m (11'8" x 11'4")

Front aspect UPVC double glazed window, fitted wardrobes, cupboards & drawers, coving and a radiator.

Bedroom Two

3.00m x 3.49m (9'10" x 11'5")

Rear aspect UPVC double glazed window and a radiator.

Bedroom Three

2.64m x 2.50m (8'7" x 8'2")

Front aspect UPVC double glazed window and a radiator.

Shower Room/WC

Two rear aspect UPVC double glazed windows, large walk-in double shower cubicle with thermostatic mixer shower, vanity unit housing wash basin, low level WC, tiled walls, spot lights, extractor fan and a heated towel rail.

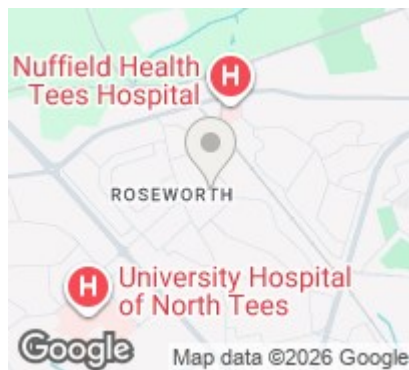
Externally

There is a small lawned garden to the front of the property with a driveway providing off-street parking. A gate leads to an enclosed very large, 75ft long, garden, mostly lawned with patio area and storage shed.



- Large, 75 ft. Rear Garden • Energy Rating: TBC • Council tax band: A (£1,714.74) • NO FORWARD CHAIN!!





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	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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