



Double Gated detached house comes to the market with no forward chain and vacant possession. Ample parking with a blocked paved driveway and detached garage to the front of the property. The interior comes with plenty of space offering two reception rooms, kitchen/diner, downstairs w/c and open entrance hallway. The upper level offers three bedrooms and a family bathroom. This would be a fantastic family home located close to shops, local amenities and schools.

**Ragpath Lane, Roseworth, Stockton-On-Tees, TS19 9AB**

**3 Bed - House**

**£170,000**

**EPC Rating:**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Ragpath Lane, Stockton-On-Tees, TS19 9AB

## HALLWAY

15'8 x 6'3 (4.78m x 1.91m)

Via front door with circular window to side aspect, double glazed window to side aspect, radiator and storage cupboard.

## LIVING ROOM

11'11 x 11'11 (3.63m x 3.63m)

Double glazed bay window to front aspect, radiator, carpet flooring, coved ceiling and internal single glazed window to dining room.

## DINING ROOM

14'11 x 11'9 (4.55m x 3.58m)

Fire and surround, radiator, carpet flooring, coved ceiling and double glazed window to rear aspect.

## KITCHEN

17'4 x 10'4 (5.28m x 3.15m)

Three double glazed windows to side aspect, tiled flooring, radiator, part tiled walls, wall and base units, built-in oven and grill, gas hob and cooker hood.

## LOBBY

3'3 x 2'11 (0.99m x 0.89m)

uPVC double glazed door to rear aspect and tiled flooring.

## WC

2'11 x 3'10 (0.89m x 1.17m)

Tiled flooring, double glazed window to side aspect, WC and wash hand basin.

## OUTHOUSE/STORAGE

3'3 x 2'11 (0.99m x 0.89m)

## UPPER LEVEL

### LANDING

6'9 x 3'8 (2.06m x 1.12m)

Double glazed window to side aspect and carpet.

### BEDROOM 1

11'11 x 11'11 (3.63m x 3.63m)

Double glazed bay window to front aspect, carpet flooring, radiator, coved ceiling and wall lights.

### BEDROOM 2

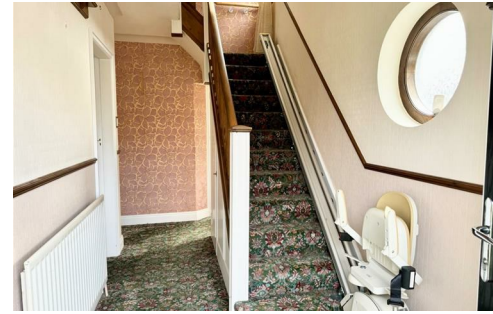
12'10 x 10' (3.91m x 3.05m)

Double glazed window to rear aspect, radiator, carpet flooring, loft access and fitted wardrobes.

### BEDROOM 3

7'11 x 7'11 (2.41m x 2.41m)

Double glazed window to front aspect, radiator, carpet flooring, fitted wardrobes and wall light.



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.

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	

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