



Ready to move straight into this three bedroom property with no chain comes to the market with vacant possession. Located close to schools, shops, bus routes and local amenities. The property would be an ideal first time purchase as there is no work required. Roseneath Avenue comprises of an entrance hallway, lounge, kitchen and utility area on the ground floor. The upper level has three bedrooms and a bathroom. Gardens to the front and rear with street parking.

Roseneath Avenue, Roseworth, Stockton-On-Tees, TS19 9HP

3 Bed - House - Mid Terrace

£115,000

EPC Rating:

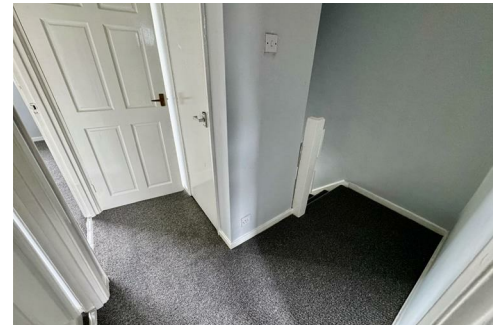
Council Tax Band: A

Tenure: Freehold



Roseneath Avenue, Stockton-On-Tees, TS19 9HP

- HALLWAY**
6' x 14'6" (1.83m x 4.42m)
- LOUNGE**
13' x 11'4" (3.96m x 3.45m)
- KITCHEN**
14' x 9'9" (4.27m x 2.97m)
- UTILITY**
5' x 6'4" (1.52m x 1.93m)
- LANDING**
8' x 6'10" (2.44m x 2.08m)
- BEDROOM 1**
16' x 11'8" (4.88m x 3.56m)
- BEDROOM 2**
11' x 9'8" (3.35m x 2.95m)
- BEDROOM 3**
8' x 8'7" (2.44m x 2.62m)
- BATHROOM**
8' x 5'6" (2.44m x 1.68m)



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

