



An excellent property in a great position being a corner plot. This three bed semi detached house offers great family living comprising of an entrance hallway, lounge, dining area, conservatory and a modern kitchen on the ground floor. The upper level offers three bedrooms and a modern bathroom. External: Corner plot, low maintenance rear garden, parking, garage and solar panels. Location: Ryde Road is close to schools, shops and local amenities. This property would be an ideal purchase for a first time buyer or a family as it offers space throughout.

**Ryde Road, Roseworth, Stockton-On-Tees, TS19 9EH**

**3 Bed - House**

**£145,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**



# Ryde Road, Stockton-On-Tees, TS19 9EH

## LOUNGE

Double glazed bay window to front aspect, radiator, coved ceiling, fire and surround.

## DINING ROOM

Open plan with kitchen, storage, radiator, coved ceiling and double glazed window to rear aspect.

## KITCHEN

Double glazed window to rear aspect, double glazed double doors to rear aspect, laminate flooring and gas hob.

## CONSERVATORY

Laminate flooring, double glazed doors to side aspect and double glazed windows.

## LANDING

Carpet, loft access and double glazed window to side aspect.

## BEDROOM

Coved ceiling, radiator, carpet and double glazed window to front aspect.

## BEDROOM

Double glazed window to rear aspect, carpet, radiator and coved ceiling.

## BEDROOM

Double glazed window to front aspect, radiator, fitted wardrobes, low level bulk head and storage cupboard.

## BATHROOM

Bath, vanity wash hand basin, WC, flooring, heated towel rail, spot lights, storage cupboard and two double glazed windows to rear aspect.

## GARAGE

Power and lighting.



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	

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.

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