

**RENVYLE AVENUE, ROSEWORTH, STOCKTON-ON-TEES, TS19 9PE**



- ▲ No Onward Chain
- ▲ Renovation Opportunity or Rental Investment
- ▲ Two Reception Rooms
- ▲ Three Bedroom Semi-Detached House
- ▲ Front, Side & Rear Gardens

**£75,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Ideal renovation opportunity or rental investment!

The property is offered with 'no onward chain' and requires full renovation.

The accommodation flows in brief, lounge, dining room, kitchen, store, three bedrooms and bathroom.

Externally there is front, side and rear garden.

### **GROUND FLOOR**

#### **ENTRANCE HALL**

Entrance door to entrance hall with laminate flooring, single radiator and staircase to the first floor.

#### **LOUNGE - 3.96m (13') x 3.84m (12'7") into bay and into alcove**

With laminate flooring, window to the front aspect and radiator.

#### **DINING ROOM - 2.64m x 2.97m (8'8" x 9'9")**

With single glazed window to the rear aspect, twin radiator and laminate flooring.

#### **KITCHEN - 5.2m x 2.2m (max) (17'1" x 7'3" (max))**

With two windows to the rear aspect, cupboard and pantry, single radiator and laminate flooring. Wall, drawer and floor units with worktops, stainless steel sink and drainer unit, gas point for cooker, plumbing for dishwasher, plumbing for washing machine, space for dryer and space for fridge freezer. Access through to lobby and outhouse/store.

### **FIRST FLOOR**

#### **BEDROOM ONE - 3.4m x 3.25m (11'2" x 10'8")**

With window to the front aspect and single radiator.

#### **BEDROOM TWO - 3.25m x 2.84m (max) (10'8" x 9'4" (max))**

With window to the rear aspect, laminate flooring, single radiator and built-in cupboard.

#### **BEDROOM THREE - 2.3m (7'7") x 2.5m (8'2") including stairhead**

With window to the front aspect, single radiator, laminate flooring, built-in cupboard and cupboard over stairhead.

**TO VIEW:** Tel: 01642 355000

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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



RENVYLE AVENUE, TS19 9PE



**BATHROOM**

With window to the rear aspect, single radiator, airing cupboard, side panelled bath, pedestal wash hand basin, low level WC and tiled walls.

**EXTERNALLY**

**GARDENS**

Externally the property is sat on a corner plot with front, side and rear gardens.

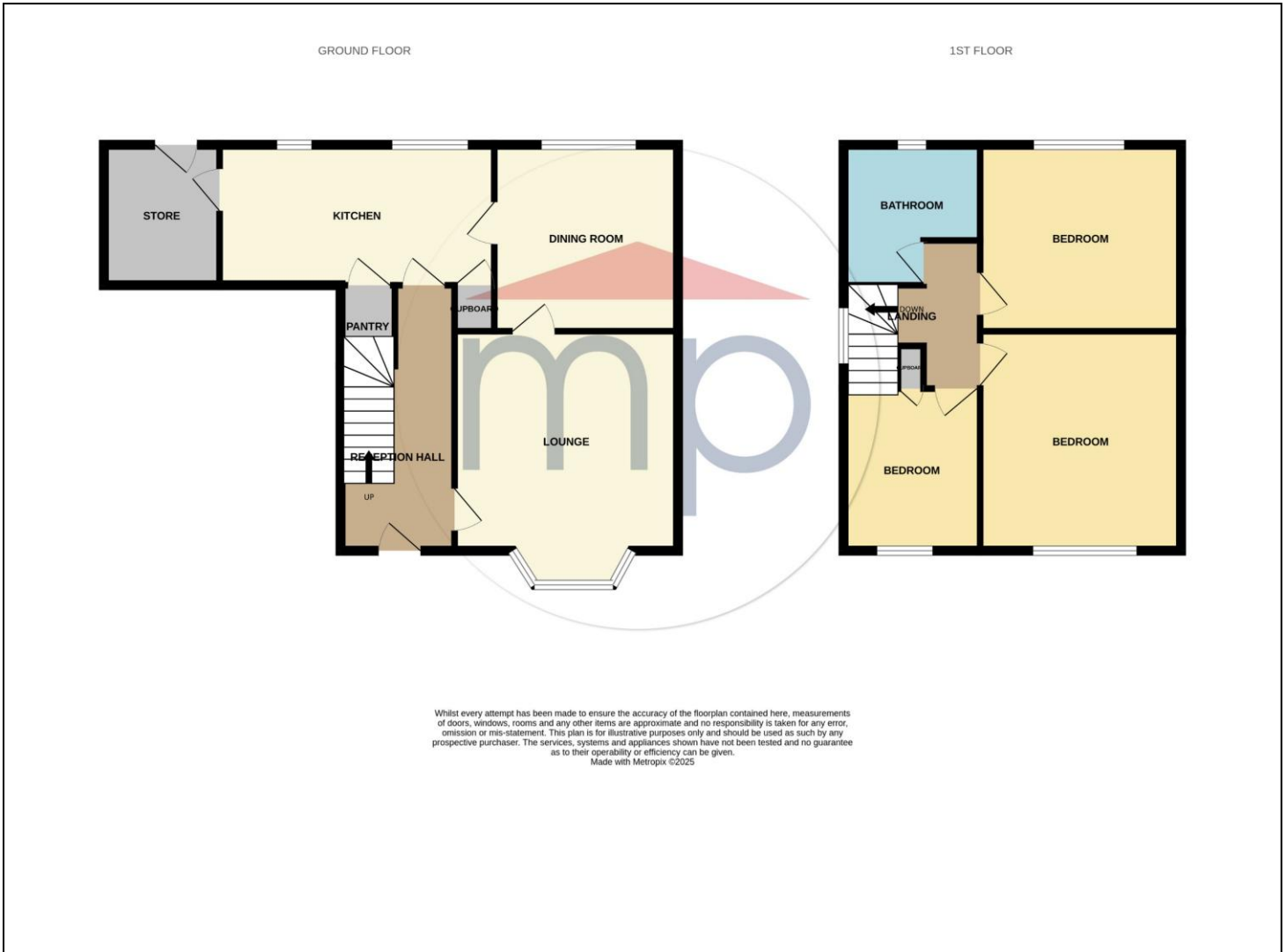
**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**AGENTS REF:** - LJ/LS/STO240543/14082025

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

**TO VIEW:** Contact our Stockton office on  
Tel: 01642 355000





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



**TO VIEW:** Contact our Stockton Office on Tel: **01642 355000**  
 17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP