

ROCKFERRY CLOSE, ROSEWORTH, STOCKTON-ON-TEES, TS19 9NS



FOR SALE BY AUCTION
Tuesday 31st March 2026



- ▲ Three Bedroom Semi-Detached House
- ▲ No Onward Chain
- ▲ Ground Floor Wet Room
- ▲ Kitchen/Utility & Breakfast Room
- ▲ Lovely Rear Garden
- ▲ Overlooking a Green

Guide Price £90,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Tuesday
31st March 2026 *** Option 2 ***
www.agentspropertyauction.com

A spacious three bedroom semi-detached house ideally suited to a family with attractive front and rear gardens, driveway parking, combination gas central heating system, ground floor WC, first floor bathroom and overlooking the central green.

GROUND FLOOR

ENTRANCE HALL - Entrance door to entrance hall with stairs rising to first floor and access to breakfast room, living room and wet room.

WET ROOM - 1.85m x 1.88m (6'1" x 6'2")
Window to front aspect.

LOUNGE/DINING ROOM - 7.24m (23'9") x 4.01m (13'2") (max) decreasing to 3.15m (10'4")
Double glazed bay window to front aspect, fireplace with surround and double glazed French doors opening to rear garden.

BREAKFAST ROOM - 2.87m x 2.34m (9'5" x 7'8")
Window to rear aspect and access to kitchen.

KITCHEN & UTILITY - 5.08m x 1.78m (max) (16'8" x 5'10" (max))
Door to side aspect and double glazed window to rear aspect. Fitted wall and base units, sink and drainer unit, plumbing for washing machine and space for cooker.

FIRST FLOOR

LANDING - Double glazed window to side aspect.

BATHROOM - Double glazed windows to rear aspect.

WC - Double glazed windows to rear aspect.

BEDROOM ONE - 3.5m (11'6") x 2.8m (9'2") to front of wardrobes
Double glazed window to front aspect.

BEDROOM TWO - 3m (9'10") x 2.77m (9'1") to front of wardrobes
Double glazed window to rear aspect.

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

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BEDROOM THREE - 2.6m (8'6") x 2.5m (8'2") including stair head

Double glazed window to front aspect.

EXTERNALLY

GARDENS & DRIVEWAY - Front garden and driveway. The rear garden is very well presented and offers a good degree of privacy.

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

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AGENTS REF: - LJ/LS/STO250453/05022026

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

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

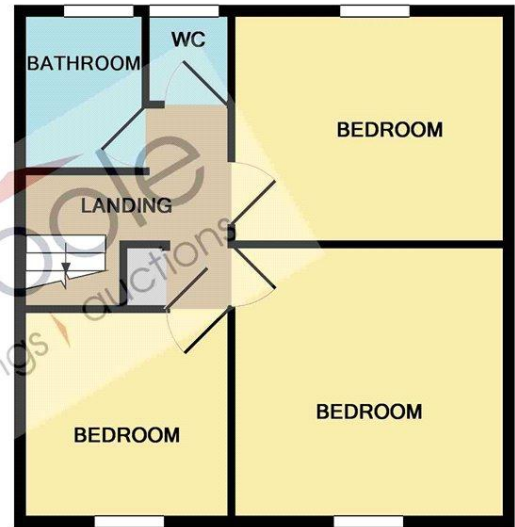


ROCKFERRY CLOSE, TS19 9NS





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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