

ROTHWELL CRESCENT, ROSEWORTH, STOCKTON-ON-TEES, TS19 9AP



- ▲ Semi-detached property conveniently located near North Tees Hospital
- ▲ Perfect opportunity for first-time buyers or rental investment
- ▲ Two well-proportioned bedrooms
- ▲ Ideal for small families or professionals
- ▲ No onward chain - ready for immediate occupancy
- ▲ Situated in a sought-after neighbourhood
- ▲ Easy access to local amenities, close to schools and excellent transport links
- ▲ Large rear garden
- ▲ Contact us today to schedule a viewing

£90,000

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Presenting this semi-detached property conveniently located near North Tees Hospital, offering a perfect opportunity for those seeking a first home or a lucrative rental investment. This charming house features two well-proportioned bedrooms, making it an ideal choice for small families or professionals. With no onward chain, this property is ready for its new owners to move in and make it their own.

Situated in a sought-after neighbourhood with easy access to local amenities, schools, and transport links, this home offers a convenient and desirable lifestyle. Contact us today to schedule a viewing and seize the opportunity to own this wonderful property.

GROUND FLOOR

ENTRANCE - Via UPVC double glazed entrance door with stairs leading to landing, doors leading to lounge and kitchen.

LOUNGE - 4.52m x 3.18m (14'10" x 10'5")

With UPVC double glazed windows to the front and rear elevation, radiator and electric living flame fire with feature fire surround.



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KITCHEN - 4.88m x 3.07m (16' x 10'1")

A fitted kitchen with a range of wall, floor and drawer units incorporating an electric hob with built in electric oven with extractor hood over hob, plumbing for washing machine, space for fridge freezer, UPVC double glazed windows to the front and rear elevations, double radiator, under stairs storage cupboard, space for breakfast/dining table, laminate flooring, door leading to the side which in turn leads to the rear garden.

FIRST FLOOR

LANDING - Approached via stairs from the entrance hallway with doors leading to bedrooms 1,2 and bathroom/WC.

BEDROOM ONE - 4.52m x 3.23m (14'10" x 10'7")

With UPVC double glazed windows to the front and rear elevation, and single radiator.

BEDROOM TWO - 4.17m x 2.46m (13'8" x 8'1")

With UPVC double glazed window to the front elevation and single radiator.

BATHROOM/WC - With bathroom suite comprising of bath with electric over bath shower, pedestal wash hand basin, low level WC, single radiator, built in storage cupboard housing a wall mounted combination boiler which provides heating and hot water to the property, UPVC double glazed window to the rear elevation.



EXTERNALLY

To the front there is an easily maintained front area which has a paved forecourt area with gated access to the side and a footpath leads in turn to the rear garden. To the rear there is a good size garden which is mainly laid to lawn and is enclosed by timber fencing with various bushes and shrubs, timber shed and useful storage under the rear of the house.



AGENTS REF: - LJ/LS/STO260015/16012026

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

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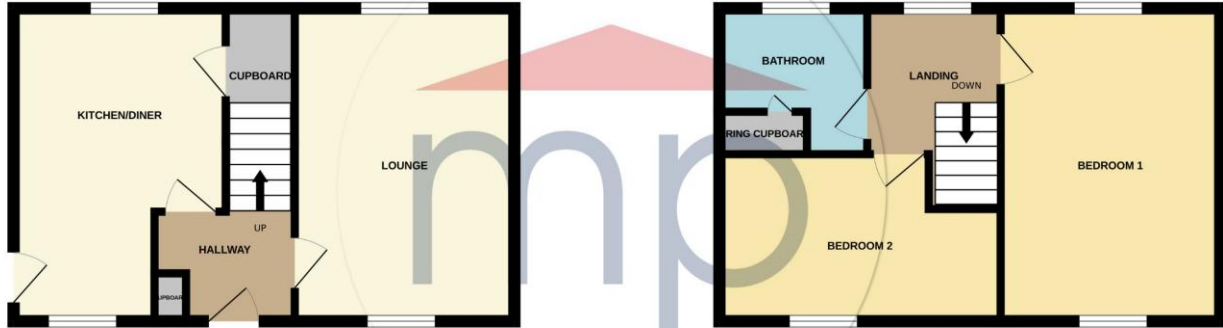
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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