

## ROTHWELL CRESCENT, ROSEWORTH, STOCKTON-ON-TEES, TS19 9AH



- ▲ Two-bedroom semi-detached property
- ▲ Spacious lounge
- ▲ Generous kitchen/diner
- ▲ Family bathroom
- ▲ Enclosed front and rear gardens
- ▲ A few minutes' walk to North Tees Hospital
- ▲ Ideal first-time buy or investment opportunity

**£95,000**

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

**Michael Poole**  
sales | lettings | auctions



Situated in the popular Roseworth area of Stockton-on-Tees, this two-bedroom semi-detached property offers well-proportioned accommodation and would make an excellent first-time purchase, family home or buy-to-let investment. Conveniently located just a few minutes' walk from North Tees Hospital, the property also benefits from good access to local amenities, schools and transport links.

The accommodation briefly comprises an entrance hallway, a bright and spacious lounge, and a generous kitchen/diner fitted with a range of wall and base units, integrated gas hob and electric oven, stainless steel sink, and plumbing for both a washing machine and dishwasher. There is also useful pantry storage and access to the rear.

To the first floor are two good-sized bedrooms and a family bathroom fitted with a side-panelled bath, wash hand basin and WC.

Externally, the property enjoys an enclosed gravelled front garden and a paved rear garden, providing a low-maintenance outdoor space.

This is a great opportunity to purchase a well-located home with strong appeal for both owner-occupiers and investors alike.

## **GROUND FLOOR**

### **ENTRANCE HALL**

### **LOUNGE - 4.66m x 3.17m (15'3" x 10'5")**

With UPVC double glazed window to front and rear elevation, and radiator.

### **KITCHEN DINER - 3.37m x 3.14m (11'1" x 10'4")**

With a range of wall and base shaker style units, roll top work surfaces, integrated gas hob and electric oven, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, UPVC double glazed window to front and rear elevation, radiator, doorway to pantry cupboard and doorway to rear.

**TO VIEW: Tel: 01642 355000**

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

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



ROTHWELL CRESCENT, TS19 9AH



#### **FIRST FLOOR**

**LANDING** - With double glazed window to rear elevation.

**BEDROOM ONE - 4.64m x 2.844m (15'3" x 9'4")**

Dual aspect UPVC double glazed windows to front and rear elevations and radiator.

**BEDROOM TWO - 4.196m x 2.582m (13'9" x 8'6")**

With double glazed window to front elevation and radiator.

**BATHROOM - 2.32m x 2.205m (7'7" x 7'3")**

With UPVC window to rear elevation, WC, wash hand basin, side panelled bath, shower enclosure and radiator.

#### **EXTERNALLY**

**GARDENS** - Enclosed gravelled front garden and a paved rear garden.

**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.

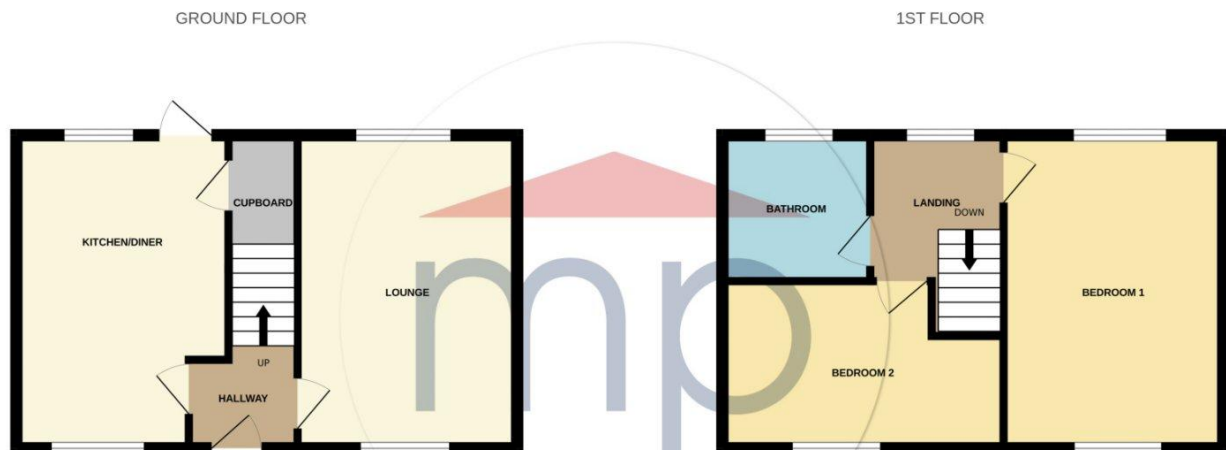
**AGENTS REF:** - LJ/LS/STO260348/24062026

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

**TO VIEW:** Contact our Stockton office on

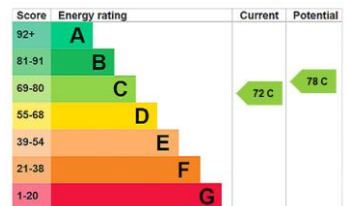
Tel: 01642 355000





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.  
Made with Metropix ©2025

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