



32 Runcorn Avenue

Roseworth, Stockton-On-Tees, TS19 9BH

Offers in the region of £125,000



Nestled On Runcorn Avenue In The Popular Area Of Roseworth, Stockton-On-Tees, This Charming Semi-Detached House Presents An Excellent Opportunity For First-Time Buyers Or Investors Alike. The Property Boasts Three Well-Proportioned Bedrooms, Making It Ideal For Families Or Those Seeking Extra Space. The Inviting Living Room Offers A Warm And Welcoming Atmosphere, Perfect For Relaxation Or Entertaining Guests.



Full Description

One Of The Standout Features Of This Home Is The Generous Loft Space, Which Holds Great Potential For Conversion, Subject To The Necessary Planning Permissions. This Additional Space Could Be Transformed Into A Study, Playroom, Or Even An Extra Bedroom, Providing Flexibility To Suit Your Needs.

The Enclosed Rear Garden Is A Delightful Outdoor Space, Complete With A Lawn And A Decked Seating Area, Perfect For Enjoying Sunny Days Or Hosting Barbecues. Side Access Adds Convenience, Making It Easy To Maintain The Garden Or Store Outdoor Equipment. Additionally, The Good-Sized Front Lawn Offers The Potential To Create Off-Road Parking, A Valuable Asset In Today's Market.

Situated Within Walking Distance To North Tees General Hospital, This Property Is Ideally Located For Healthcare Professionals Or Anyone Seeking Easy Access To Local Amenities. With The Potential To Achieve A Rental Income Of Around £750 Per Calendar Month, This Home Represents A Sound Investment Opportunity.

Location

University Hospital Of North Tees - 4 Minute Drive/ 10 Minute Walk
The Glebe Primary School - 7 Minute Drive
Our Lady & St Bede School - 9 Minute Drive
Tesco Supermarket - 5 Minute Drive

Note

Please Find Attached Material Information For Buyers.

The Seller Informs Us Windows & Doors Were Replaced In 2017, The Electric Fuse Board Was Replaced In 2018 & The Boiler Was Last Serviced In October 2024.

Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

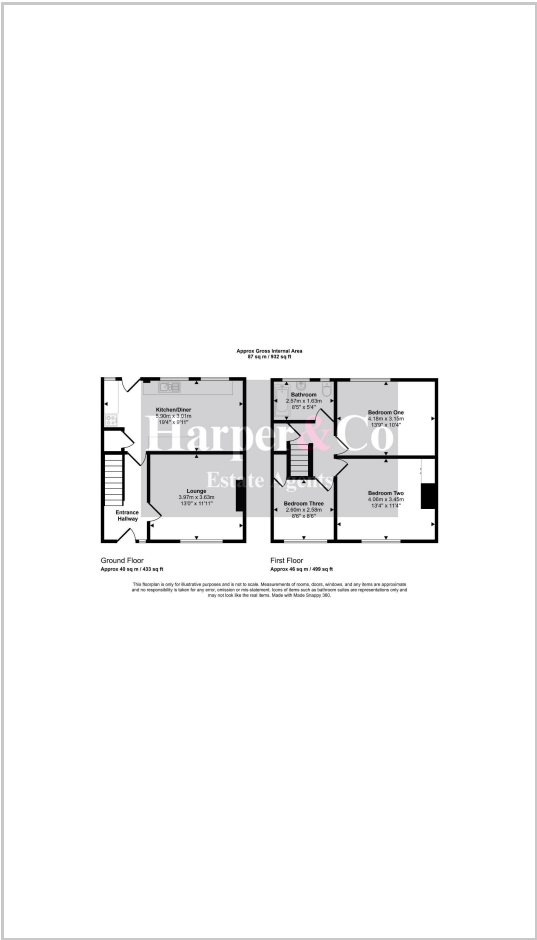
While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

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Area Map



Floor Plans



Energy Efficiency Graph

