



## 55 Roseneath Avenue

Roseworth, Stockton-On-Tees, TS19 9HS

**Offers in the region of £130,000**



This Beautifully Maintained Three-Bedroom Home Offers The Perfect Opportunity For First-Time Buyers Or Investors Alike. Ideally Positioned Close To Many Local Amenities, Reputable Schools, & Within Easy Reach Of Norton Duck Pond & The Bustling Norton High Street, This Property Combines Comfort, Convenience & Style.



**Full Description**

Immaculately Presented & Ready To Move Straight Into, The Home Features A Spacious & Welcoming Entrance Hallway Leading To A Bright Lounge With A Bay Window & Feature Fireplace – Creating A Warm, Inviting Space For Relaxation. The Open-Plan Kitchen/Diner Offers A Modern, Practical Layout With Ample Space For Family Meals, While The Conservatory Benefits From French Doors Opening Out Onto The Rear Garden, Perfect For Entertaining Or Enjoying Summer Evenings.

Upstairs, There Are Three Well-Proportioned Bedrooms & A Family Bathroom, Providing Comfortable Accommodation For A Growing Family. The Property Has Been Tastefully Decorated Throughout With Modern Fixtures & Fittings, Allowing Any Buyer To Simply Move In & Enjoy.

Externally, The South-Facing Rear Garden Enjoys Plenty Of Sunshine & Features A Lawn, Elevated Patio Seating Area, & Handy Outbuildings For Storage. The Front Of The Property Offers A Driveway Providing Off-Road Parking For Multiple Vehicles, As Well As A Useful Porch Entrance.

Further Benefits Include A New Boiler Installed February 2025 With A 10-Year Guarantee, CCTV To The Front & Rear For Added Security, & An Outside Tap For Convenience. This Is A Fantastic Family Home In A Great Location.

**Location**

Located In The Well-Established Roseworth Area, 55 Roseneath Avenue Offers A Convenient And Community-Focused Setting. The Property Is Within Easy Reach Of Local Schools, Shops, And Health Facilities. Excellent Transport Links Via The A19 And Proximity To Stockton Rail Station Make Commuting Straightforward, While Nearby Parks And Green Spaces Add To The Charm Of The Immediate Area.

- Nearest Primary School – 5 Minutes’ Walk
- Nearest Secondary School – 10 Minutes’ Walk
- Roseworth Local Shops / Amenities – 3 Minutes’ Walk
- North Tees General Hospital – 15 Minutes’ Walk / 5 Minutes’ Drive
- Stockton Rail Station – 20 Minutes’ Walk / 6 Minutes’ Drive
- A19 Access – 4 Minutes’ Drive

**Note**

Please Find The Attached Brochure With Material Information For Buyers.

**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.

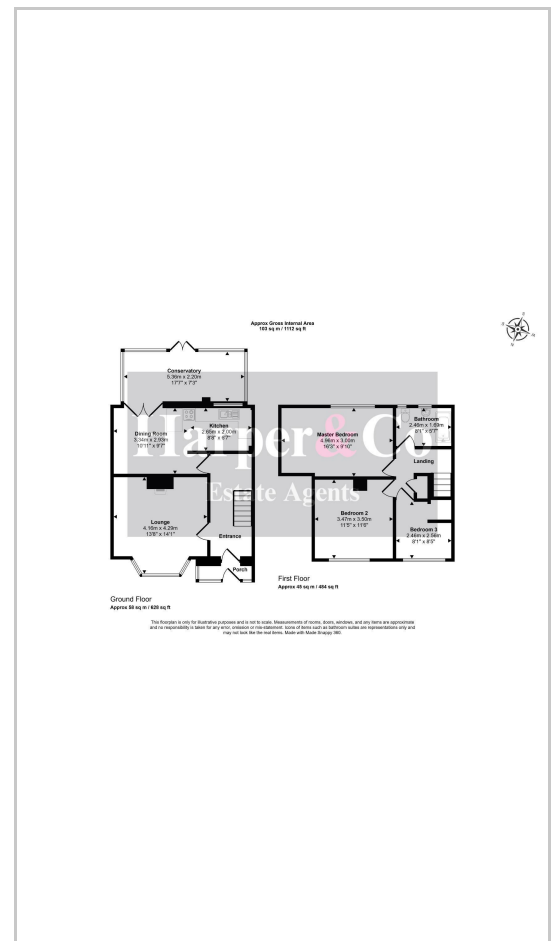
**Money Laundering Notice**

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

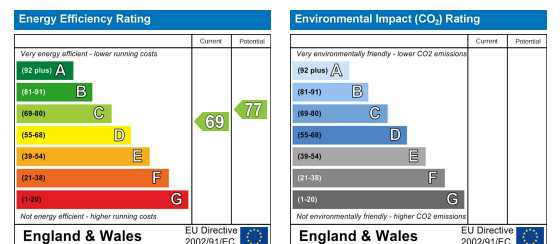
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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