



Ready to move straight into, this beautiful property comes to the market well-presented throughout. Comprising of a beautiful entrance hallway with an oak staircase and glass panelling. Lounge with a Gas log burner and a modern kitchen comprising of full granite worktops with an island and fitted with Amtico flooring. The upper level offers three good size bedrooms, modern bathroom with walk in shower with smoked glass walls and a Granite window sill, with slate tile flooring. Externally: Enclosed rear garden, mainly laid to lawn with Indian sandstone and seating area with full external electrical supply to solid shed and Garden areas. Ample street parking to the front of the property. Bow window fitted with resin entrance. Composite Front door and frame fitted.

**Rostrevor Avenue, Roseworth, Stockton-On-Tees, TS19 9HW**

**3 Bed - House - Terraced**

**£130,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**

# Rostrevor Avenue, Stockton-On-Tees, TS19 9HW

## Entrance Hallway

6' x 14'4 (1.83m x 4.37m)

1 x front door, 1 x radiator, under stairs cupboard, oak staircase with glass paneling and flooring.

## Lounge

13'3 x 12'6 (4.04m x 3.81m)

1x front bay double glazed window, log burner and coved ceiling.

## Kitchen

19'9 x 9'8 (6.02m x 2.95m)

1 x rear double glazed window, double glazed rear doors, 1 x radiator, wall/base units with lighting and kitchen island.



## Landing

8' x 6'10 (2.44m x 2.08m)

Carpet flooring, storage cupboard and loft access with drop down ladder.

## Bedroom One

16' x 9'9 (4.88m x 2.97m)

2 x rear double glazed windows, carpet flooring and 1 x radiator.



## Bedroom Two

11'5 x 11'5 (3.48m x 3.48m)

1 x front double glazed window, carpet flooring and 1 x radiator.



## Bedroom Three

8'1 x 8'5 (2.46m x 2.57m)

1 x front double glazed window, carpet flooring, 1 x radiator, bulk head and storage cupboard.

## Bathroom

8' x 5'4 (2.44m x 1.63m)

Rear double glazed window, 1 x radiator, vanity w/c, wash hand basin, walk in shower, spot lights, bluetooth mirror and tiled flooring.

## External

Enclosed rear garden, mainly laid to lawn and patio/seating area.

Parking to the front of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		72	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.