



Perfect first time buyer purchase offering space throughout and ready to move straight into. This dreamy semi detached house is located in the popular area of Stockton close to shops, schools, North Tees Hospital and local amenities. Comprising of an entrance hallway, a light, spacious lounge, kitchen and dining area on the ground floor. The upper level offer two double bedrooms with the master bedroom having the advantage of fitted robes. and a modern bathroom. External: The property overlooks a green belt, street parking and an enclosed rear garden. Please call SMITH & FRIENDS ESTATE AGENTS to arrange a viewing on 01642 607555.

Radford Close, Roseworth, Stockton-On-Tees, TS19 9LN

2 Bed - House - Semi-Detached

£110,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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Hallway
4'3 x 4'3 (1.30m x 1.30m)
1x front UVPC door and stairs to upper.

Lounge
10'8 x 15' (3.25m x 4.57m)
1 x front and 1 x rear double glazed window. 2 x radiators, fire/surround, wall lights and carpet flooring.

Kitchen/Diner
8'9 x 16'3 (2.67m x 4.95m)
1 x front and 1 x rear double glazed window, spots, gas hob/oven, rear UVPC door and 2 x radiator.

Landing
6' x 7'7 (1.83m x 2.31m)
1 x rear double glazed window and carpet flooring.

Bedroom
8'9 x 15'6 (2.67m x 4.72m)
1 x front and 1 x rear double glazed window, carpet flooring, fitted robes and 2 x radiators.

Bedroom
13'8 x 8'5 (4.17m x 2.57m)
1 x front double glazed window, carpet flooring, storage cupboard and 1 x radiator.

Bathroom
7'2 x 5'6 (2.18m x 1.68m)
1 x rear double glazed window, bath with over head shower, w/c, wash hand basin, 1 x radiator, spot lights and storage cupboard.

External
Enclosed rear garden laid to lawn and decking seating area.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		67	85
		EU Directive 2002/91/EC	

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