



Located in a popular area ! Roseneath Avenue is close to North Tees Hospital, shops, schools and local amenities. The property has come to the market with no forward chain and vacant possession. Perfect for a first time buyer or an excellent investment purchase. This double fronted property has so much to offer with its space throughout and potential. Comprising on an entrance hallway, a spacious lounge and a kitchen/diner on the ground floor. The upper level offers two double bedrooms and good size bathroom. External: The rear garden is split offering a generous seating/patio area and lawned to boarders.

Roseneath Avenue, Stockton-On-Tees, TS19 9HP

2 Bed - House - Semi-Detached

O.I.R.O £100,000

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



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ENTRANCE HALLWAY

4'3 x 4'1 (1.30m x 1.24m)

Via front door, stairs to upper level, tiled flooring.



LOUNGE

10'6 x 14'11 (3.20m x 4.55m)

Double glazed windows to front and rear aspects, free standing fire with surround, radiator, coved ceiling.

KITCHEN

10'2 x 16'1 (3.10m x 4.90m)

Double glazed windows to front and rear aspects, storage cupboard, tiled flooring, door to rear.

LANDING

6' x 7'7 (1.83m x 2.31m)

Carpet, loft access, double glazed window to rear aspect, radiator.



BEDROOM ONE

13'7 x 8'3 (4.14m x 2.51m)

Double glazed windows to front and rear aspects, carpet, radiator.

BEDROOM TWO

13'7 x 8'3 (4.14m x 2.51m)

Double glazed window to front aspect, carpet, radiator, low level bulk head.



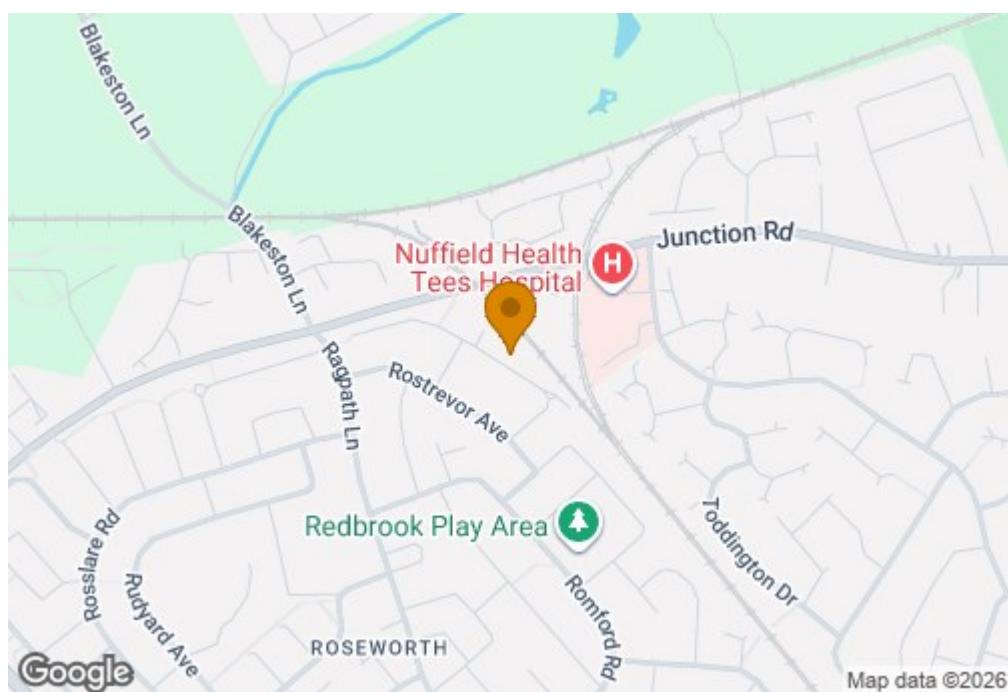
BATHROOM

7'1 x 7'7 (2.16m x 2.31m)

Bath with shower over, double glazed window to rear aspect, radiator, wash hand basin, WC.



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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 and conveyancing 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	86
(81-91)	B	71
(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		

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