



**\*\* CHAIN FREE\*\*** Located in the sought-after area of Roseworth, Stockton with excellent public transport links, nearby schools, hospital and local amenities, this 3 bedroom mid terrace property is the perfect choice for those looking for a comfortable and convenient home and ideal for a first time buyer or growing family. Well presented throughout and Features include Solar Panels, GCH and upvc DG.

The accommodation comprises of: Entrance Hall, Lounge, Dining Area, fitted kitchen with a good range of wall, base and drawer units, To the first floor there are three bedrooms, family bathroom and separate toilet. Externally - Easily maintained gardens with the fully enclosed rear garden laid with artificial turf, large patio area and secure storage. The open plan front garden is laid with a concrete print drive providing off street parking and artificial turf.

**Renvyle Avenue, Stockton-On-Tees, TS19 9PE**

**3 Bed - House - Mid Terrace**

**£115,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Freehold**



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## GROUND FLOOR

### ENTRANCE HALL

uPVC DG glass panelled door, radiator and staircase to first floor landing



### LOUNGE

**13'2 x 11'10 (4.01m x 3.61m)**

uPVC DG window to front aspect, radiator, Living flame coal effect fire with oak surround, radiator and opening through to the dining area.

### DINING AREA

**10'5 x 7'3 (3.18m x 2.21m)**

uPVC DG window to rear and radiator

### KITCHEN

**12'7 x 8'4 (3.84m x 2.54m)**

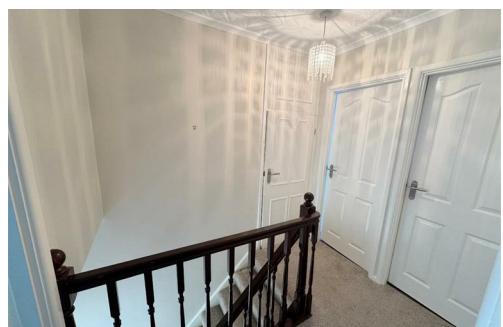
Fitted with a range of oak effect wall, base and drawer units with matching worktops and co ordinated splash back tiling. inset sink and drainer with mixer tap, four ring gas hob and fan assisted oven. Large storage cupboard, uPVC DG window to rear and uPVC DG glass panelled door



## FIRST FLOOR

### LANDING

Access to loft and storage cupboard.



### BEDROOM 1 ( FRONT )

**11'5 x 11'3 (3.48m x 3.43m)**

uPVC DG window to front, and radiator.

### BEDROOM 2 ( REAR )

**11'3 x 9'7 (3.43m x 2.92m)**

uPVC DG window to rear ad radiator

### BEDROOM 3 ( FRONT )

**8'5 x 8'2 (2.57m x 2.49m)**

uPVC DG window to front and radiator



### FAMILY BATHROOM

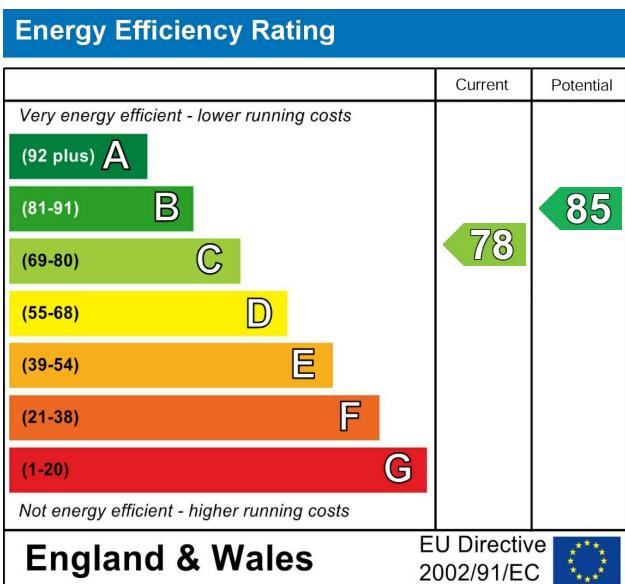
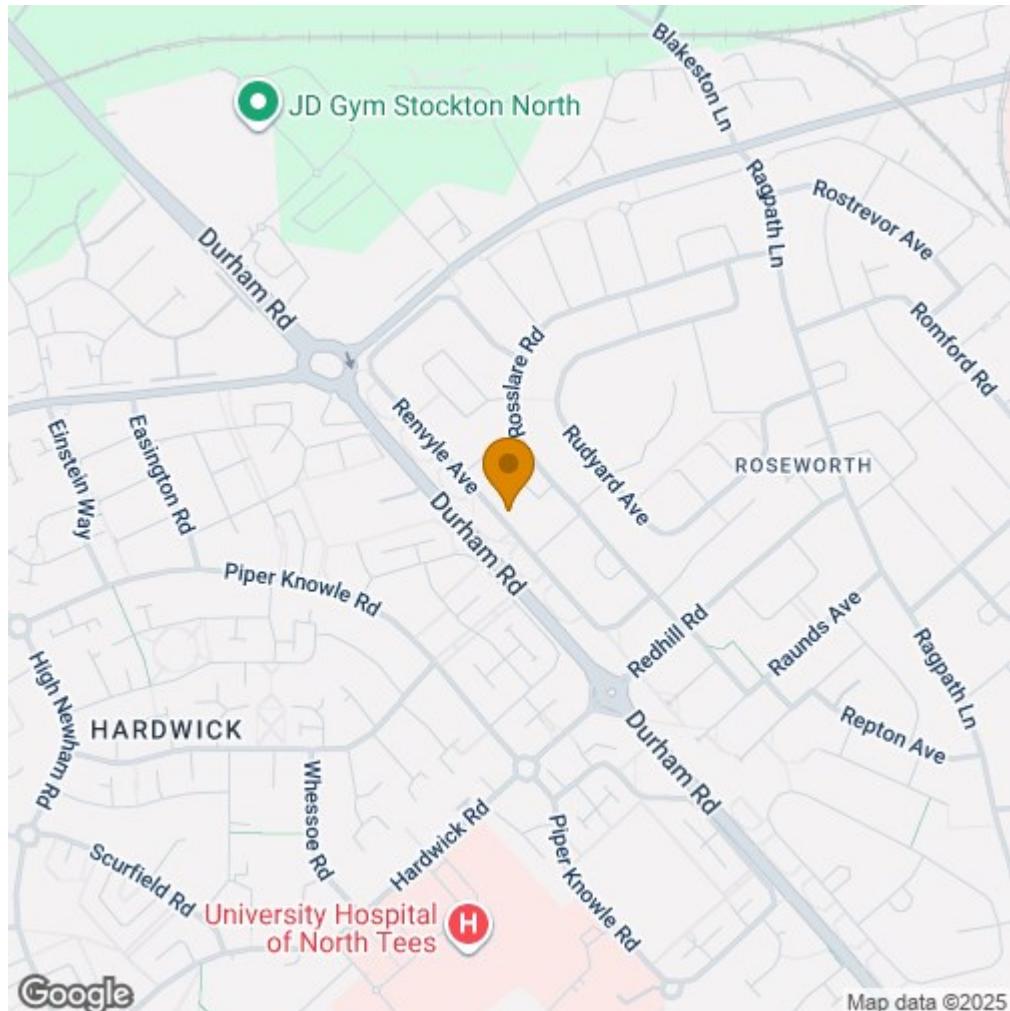
White and chrome suite with panelled bath and shower over, pedestal wash hand basin, co ordinated tiled walls, radiator and uPVC DG window to rear.

### SEPERATE TOILET

White low level WC. uPVC DG window to rear.

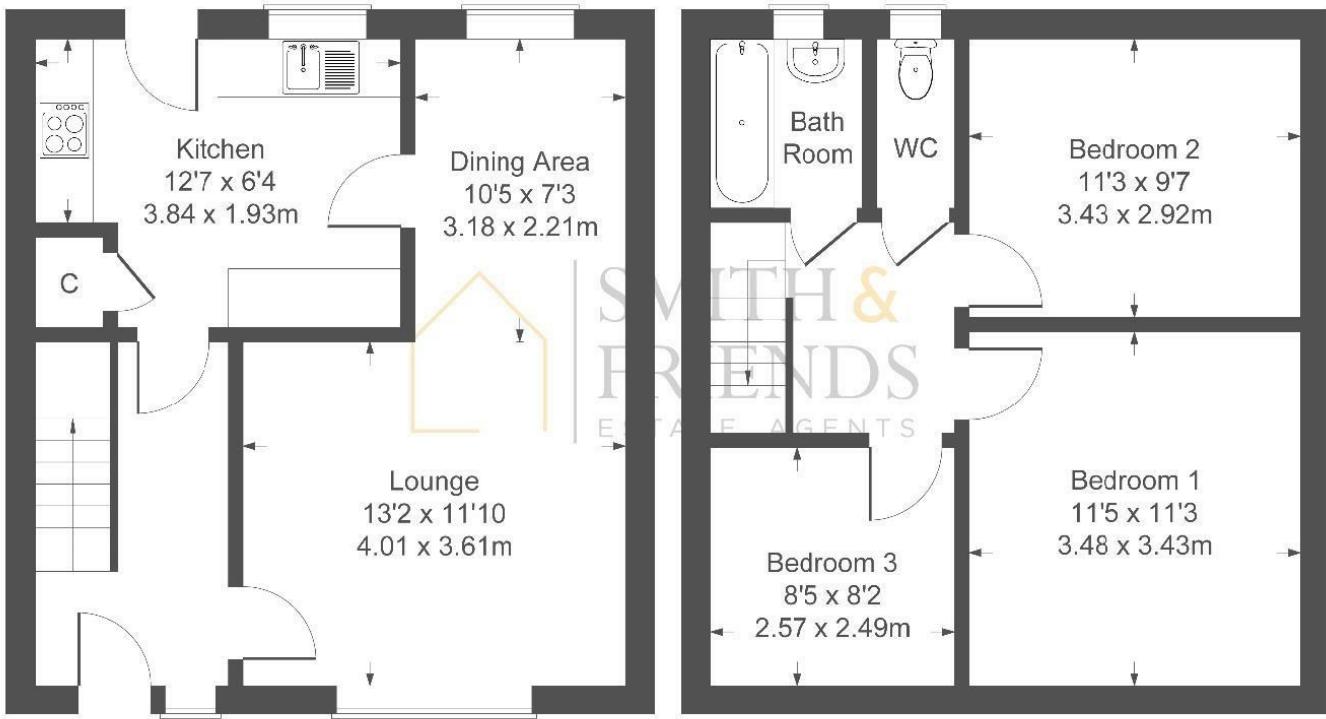


**EXTERNALLY**  
Easily maintained gardens with the fully enclosed laid with artificial turf, and large patio area. The open plan front garden is provided



## Renvyle Ave

Approximate Gross Internal Area  
905 sq ft - 84 sq m



### GROUND FLOOR

### FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

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.

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