



This well-presented three-bedroom semi-detached home occupies a generous corner plot and is offered to the market with no onward chain and vacant possession, making it an excellent opportunity for first-time buyers, growing families, or investors alike.

The accommodation is spacious and well laid out throughout. Upon entering the property, you are welcomed by an inviting entrance hallway which provides access to the principal ground floor rooms. There are two well-proportioned reception rooms, offering versatile living and dining space, ideal for both everyday family life and entertaining guests. To the rear of the property is a fitted kitchen, which is open plan to a practical utility area, providing additional storage and workspace while creating a functional and sociable layout.

To the first floor, the property offers three generous bedrooms, each benefiting from ample natural light and providing comfortable accommodation. The family bathroom is complemented by a separate WC.

Externally, the property enjoys a well-maintained and enclosed rear garden, offering an ideal space for outdoor relaxation, children's play, or summer entertaining. To the front, there is a driveway and a garage, while the property's corner plot position offers additional outdoor space and enhances its overall appeal.

Rothwell Crescent, Roseworth, Stockton-On-Tees, TS19 9AN

3 Bed - House - End Terrace

Chain Free £115,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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ENTRANCE HALLWAY

Front entrance door, carpet, radiator, stairs to upper level.

LOUNGE

Double glazed bay window to front aspect, carpet, radiator.

SECOND RECEPTION ROOM

Double glazed patio doors to rear aspect, carpet, radiator.

KITCHEN

Double glazed window to rear aspect, flooring, partly tiled, two storage cupboards, open plan archway to utility.

UTILITY

Door to rear aspect, flooring, radiator, storage cupboard.

LANDING

Double glazed window to side aspect, carpet, loft access.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator, storage.

BEDROOM THREE

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

BATHROOM

Double glazed window to rear aspect, bath, wash hand basin, storage cupboard.

SEPARATE WC

Double glazed window to rear aspect, WC.



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		85
(81-91)	B		
(69-80)	C		63
(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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