



Rothwell Crescent, Stockton-On-Tees TS19 9AN

welcome to

Rothwell Crescent, Stockton-On-Tees

Well presented two bedroom semi-detached home in the sought after area of Roseworth. Close to amenities, schools and transport. Spacious lounge, kitchen diner, utility, two double bedrooms, gardens front and rear and driveway. Early viewing advised.

Agents Note:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

Composite door to front, stairs to first floor, radiator

Lounge

15' 7" max x 10' 4" (4.75m max x 3.15m)

Window to front, TV point, radiator, window to rear

Dining Room

10' 2" max x 7' 2" (3.10m max x 2.18m)

UPVC door to rear, radiator

Kitchen

14' 2" max x 6' 10" (4.32m max x 2.08m)

Window to front, window to side, oven with electric hob and extractor fan, splash back, range of wall and base units, recess for fridge freezer, dishwasher, spotlights

Utility Room

4' 10" x 4' 6" (1.47m x 1.37m)

Plumbing for appliances, range of wall and base units

Bedroom 1

15' 7" x 10' 6" (4.75m x 3.20m)

Window to front, window to rear, radiator

Bedroom 2

12' 1" max x 9' (3.68m max x 2.74m)

Window to front, window to side, radiator, storage cupboard, restricted room as above stairs

Bathroom

Bath with shower unit, low level WC, wash hand basin, window to rear, low level WC, radiator

Front Garden

Laid to lawn, driveway

Rear Garden

Laid to lawn, patio, enclosed by timber fence





view this property online mannersandharrison.co.uk/Property/STO115515



welcome to

Rothwell Crescent, Stockton-On-Tees

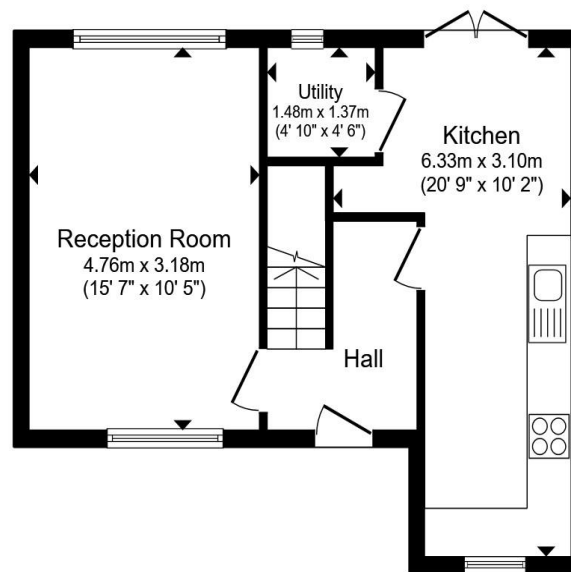
- OFF-STREET PARKING
- FRONT AND REAR GARDENS
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- SEMI-DETACHED

Tenure: Freehold EPC Rating: D

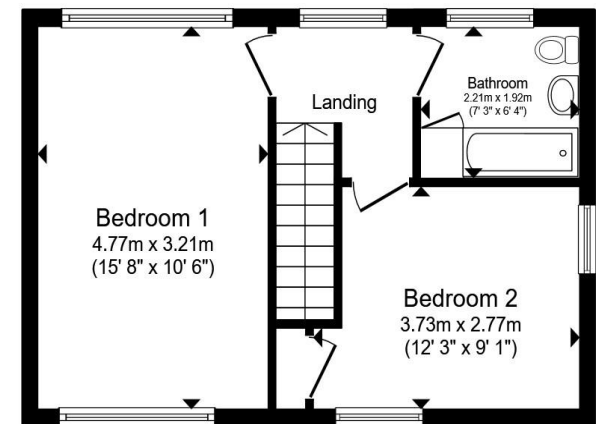
Council Tax Band: A

offers over

£100,000



Ground Floor



First Floor

Total floor area 73.6 m² (792 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

manners
& harrison

view this property online mannersandharrison.co.uk/Property/STO115515



Property Ref:
STO115515 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk