



Rockferry Close, Stockton-On-Tees TS19 9NT

welcome to

Rockferry Close, Stockton-On-Tees

Overlooking green space in popular Roseworth, this 3-bed mid-terrace offers a lounge, kitchen, utility, family bathroom, rear garden, and driveway parking for two cars. Ideal for first-time buyers and families, close to local amenities and transport links.

Lounge

13' max x 12' max (3.96m max x 3.66m max)

Front elevation window, radiator

Kitchen

13' x 10' (3.96m x 3.05m)

Rear elevation window, wall and base units, oven, electric hob, microwave, fridge freezer, dishwasher, extractor fan, splash back, wine freezer, radiator

Utility

5' x 6' (1.52m x 1.83m)

Bedroom 1

15' 1" max x 11' max (4.60m max x 3.35m max)

2 Front elevation windows, radiator

Bedroom 2

11' x 9' 1" (3.35m x 2.77m)

Rear elevation window, radiator

Bedroom 3

8' max x 8' max (2.44m max x 2.44m max)

Front elevation window, radiator

Bathroom

Bath with shower unit, rear elevation windows, sink, low level WC, towel rail, splash back, cladding, extractor fan

Front Garden

Driveway for 2 cars

Rear Garden

Enclosed timber fence, lawn





view this property online mannersandharrison.co.uk/Property/STO116537



welcome to

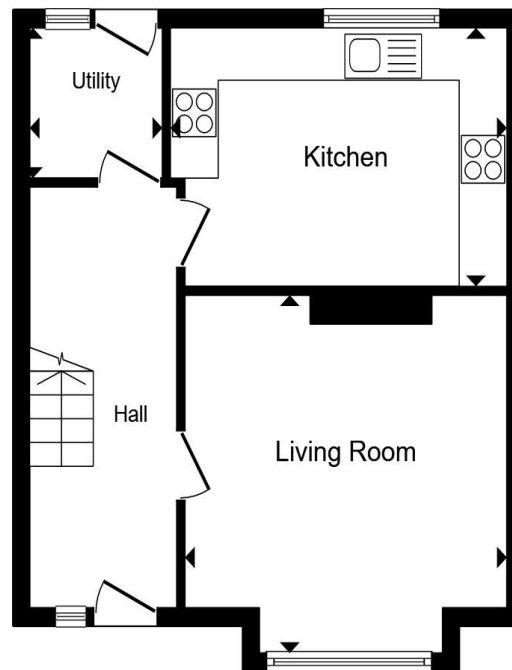
Rockferry Close, Stockton-On-Tees

- THREE WELL PROPORTIONED BEDROOMS
- MID-TERRACED
- FAMILY BATHROOM
- DRIVEWAY WITH TWO SPACES
- IDEAL FOR A WIDE RANGE OF BUYERS

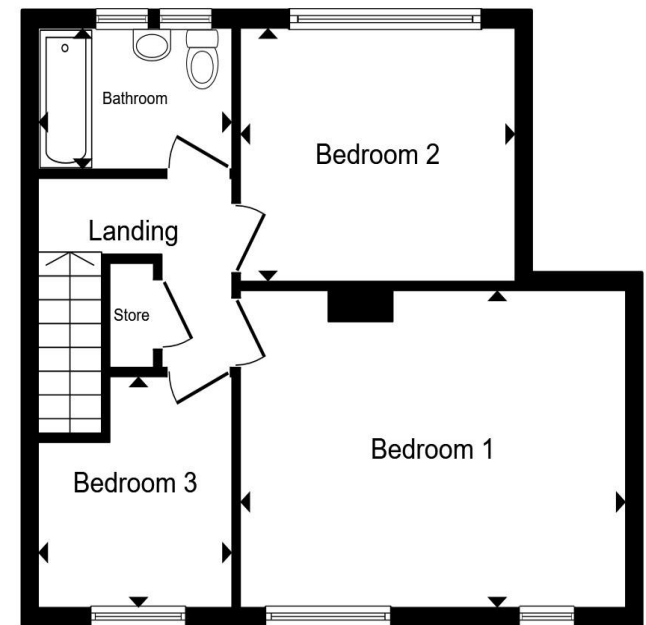
Tenure: Freehold EPC Rating: D

Council Tax Band: A

£120,000



Ground Floor



First Floor

Total floor area 85.9 m² (925 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/STO116537



Property Ref:
STO116537 - 0003

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