



**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. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### **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







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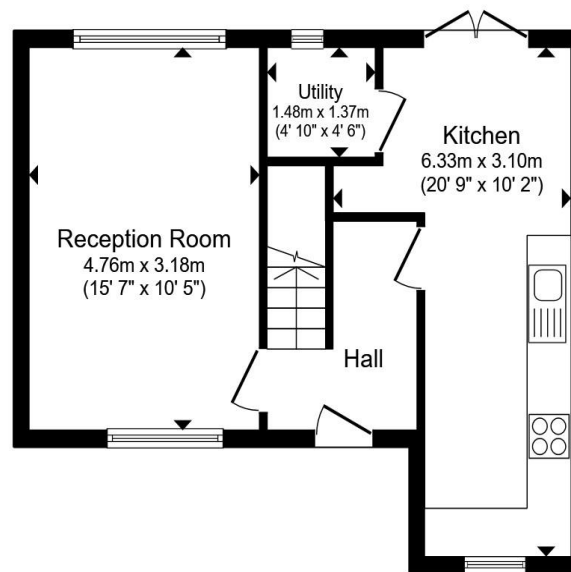
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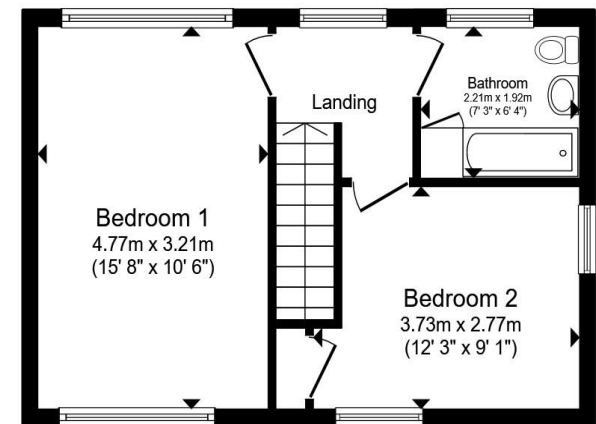
- OFF-STREET PARKING
- FRONT AND REAR GARDENS
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- SEMI-DETACHED

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers over  
**£100,000**



Ground Floor



First Floor

Total floor area 73.6 m<sup>2</sup> (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](http://www.propertybox.io)

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Property Ref:  
STO115515 - 0006

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