



Renvyle Avenue, Roseworth, Stockton-On-Tees, TS19 9PD

Offered with no onward chain, this three bedroom semi-detached home in Roseworth enjoys a pleasant position overlooking a green belt and represents an excellent opportunity for first time buyers or investors seeking a buy-to-let property in an area with strong rental demand.

The ground floor hallway leads to a lounge, featuring a bay window and a fireplace. At the rear, the kitchen/dining room is fitted with a range of units, an integrated double oven and a gas hob. A separate utility room offers additional storage, laundry space, and convenient access to the garden.

Upstairs, the accommodation comprises of three well proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes. The family bathroom includes a shower over the bath, and a separate WC adds further practicality.

The property benefits from gas central heating and double glazing throughout.

Outside, the front garden is laid to lawn, while the side of the property provides a private, south-west facing garden with both lawn and decked patio, perfect for making the most of sunny days. There is also a small rear garden area, with garden shed.

Located close to local shops, schools, and essential amenities, and offering easy access to the University Hospital of North Tees, this property is ideally suited to families, healthcare professionals, or those looking to step onto the property ladder or expand their investment portfolio. Gowland White are a Sales and Lettings Agent, so please feel free to call and obtain further information or advice regarding all aspects of buying and letting.

£110,000



HALL

LOUNGE

13'2" x 11'5" (4.01m x 3.48m)

KITCHEN/DINING ROOM

13'10" x 9'8" (4.22m x 2.95m)

UTILITY ROOM

6'6" x 5'6" (1.98m x 1.68m)

LANDING

BEDROOM ONE

11'5" x 9'9" (3.48m x 2.97m)

BEDROOM TWO

11'5" x 9'9" (3.48m x 2.97m)

BEDROOM THREE

8'7" x 8'1" (2.62m x 2.46m)

BATHROOM

5'5" x 5'1" (1.65m x 1.55m)

DOWNSTAIRS WC

5'5" x 2'7" (1.65m x 0.79m)

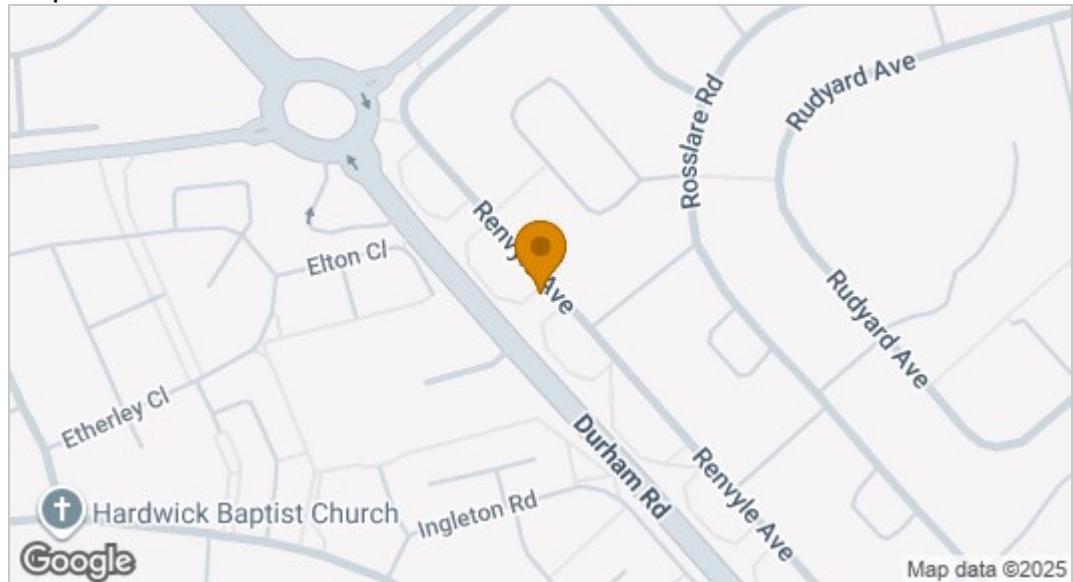
AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.





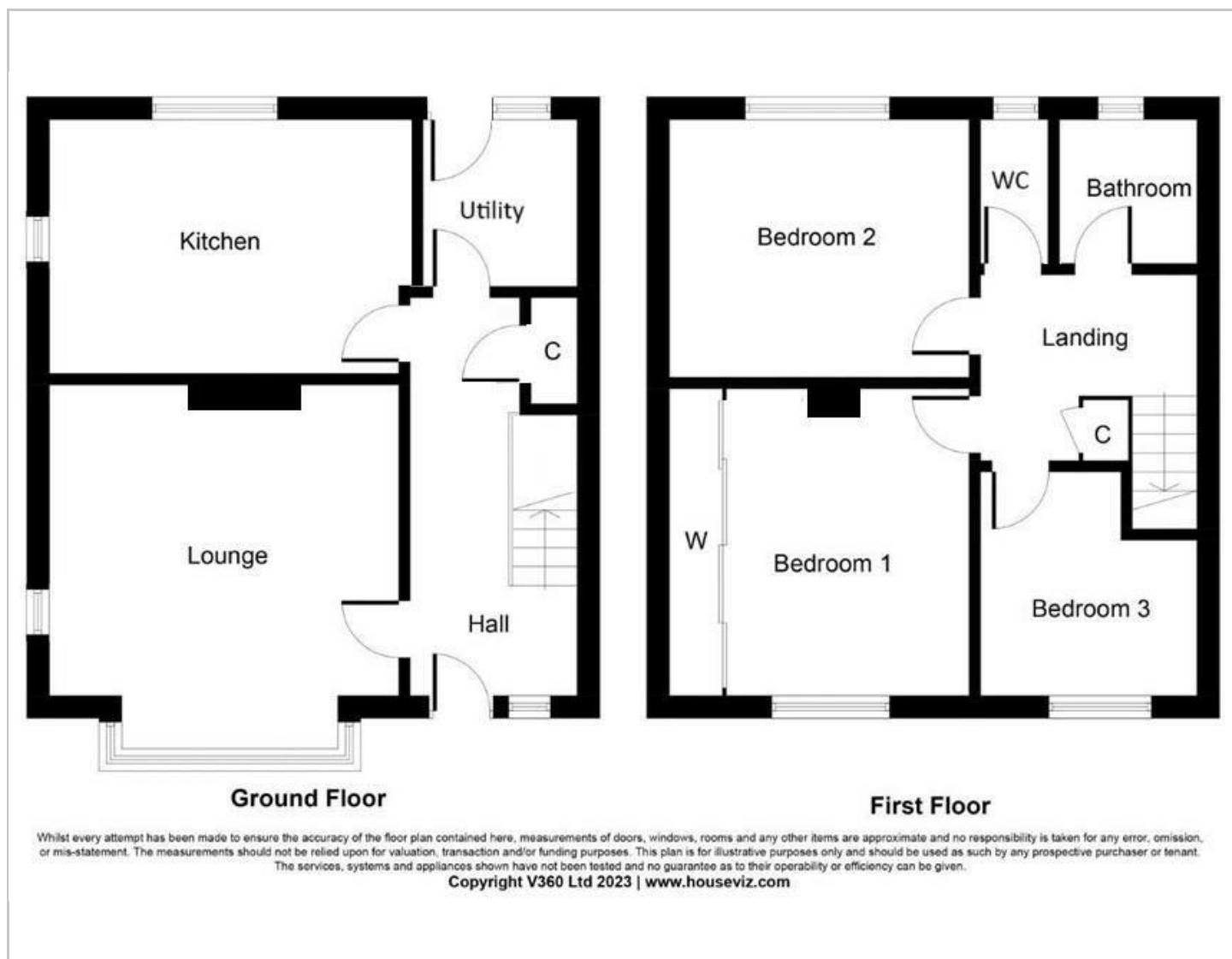
Map



EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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