



Gowland



## 84 Rothwell Crescent Roseworth, Stockton-On-Tees, TS19 9AH

AVAILABLE NOW

MISSING CARPETS WILL BE FITTED BEFORE TENANCY STARTS

Located in the popular Roseworth area, this lovely three bedroom semi-detached home sits on a corner plot with a pleasant green outlook to the front.

Inside, the property has a welcoming entrance hallway leading through to a spacious lounge, complete with a cosy multi-fuel log burner. To the rear is a modern kitchen/dining room fitted with a hob and extractor, with doors opening straight out to the garden. Upstairs, there are three good-sized bedrooms and a family bathroom with an electric shower over the bath.

£750 Per Month

# 84 Rothwell Crescent

## Roseworth, Stockton-On-Tees, TS19 9AH



- THREE BEDROOM SEMI-DETACHED HOME
- MODERN KITCHEN/DINER WITH GARDEN ACCESS
- CORNER PLOT WITH GREEN OUTLOOK
- LOW MAINTENANCE FRONT, SIDE AND REAR GARDENS
- SPACIOUS LOUNGE WITH LOG BURNER
- CLOSE TO SHOPS, SCHOOLS, HOSPITAL AND A19 TRANSPORT LINKS

HALL

LOUNGE

13'2" x 12'4" (4.01m x 3.76m)

KITCHEN/DINING ROOM

19'6" x 9'8" (5.94m x 2.95m)

LANDING

BEDROOM ONE

11'7" x 11'5" (3.53m x 3.48m)

BEDROOM TWO

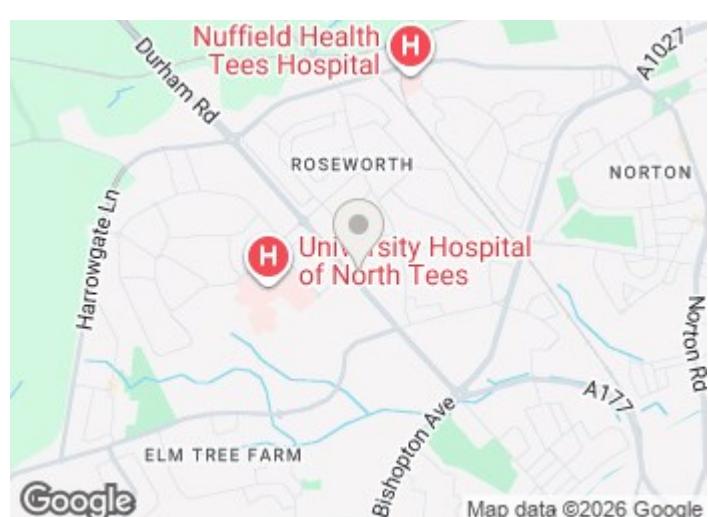
11'4" x 9'9" (3.45m x 2.97m)

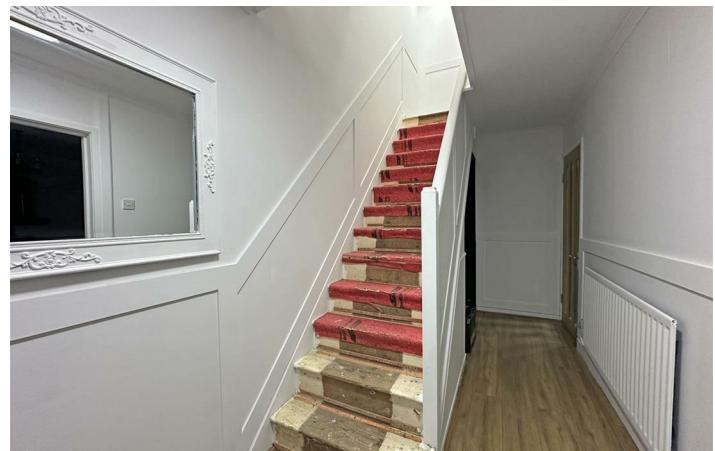
BEDROOM THREE

8'6" x 8' (2.59m x 2.44m)

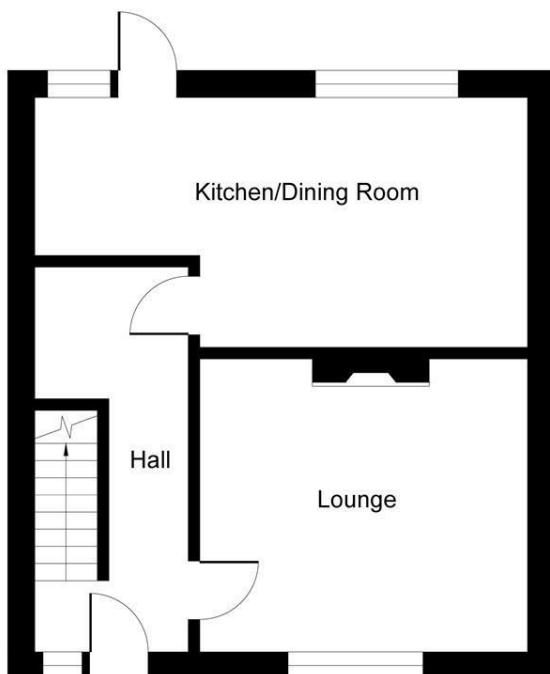
BATHROOM

8' x 5'5" (2.44m x 1.65m)

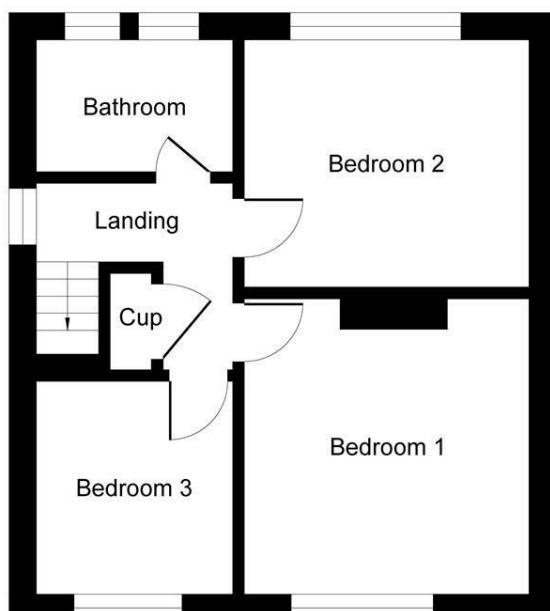




## Floor Plan



**Ground Floor**



**First Floor**

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.

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