



## Ragpath Lane, Roseworth, Stockton-On-Tees, TS19 9AY

Offered for sale with NO ONWARD CHAIN, this three bedroom semi-detached property is located on the ever popular Roseworth Estate, making it an excellent choice for first time buyers or investors.

The ground floor features a welcoming entrance hall and a convenient cloakroom/WC, a spacious lounge, a separate dining room, and a modern kitchen fitted with integrated appliances.

Upstairs, there are two generously sized double bedrooms in addition to a single bedroom. The modern family bathroom, complete with a separate corner bath and walk-in shower, completes the first floor. The property also benefits from gas central heating and double glazing throughout.

Externally, the property is complemented by a neatly maintained front garden, laid to lawn, which adds to its kerb appeal. To the rear, the generous garden offers a great outdoor space, featuring a paved patio area and a lawned section ideal for children, pets, or entertaining.

Roseworth offers a range of local amenities including a nearby parade of shops, and is conveniently located close to the University Hospital of North Tees, well regarded schools, and with easy access to the A19.

£125,000



## HALL

### LOUNGE

13'1" x 11'10" (3.99m x 3.61m)

### DINING ROOM

10'4" x 9'3" (3.15m x 2.82m)

### KITCHEN

15'5" x 8'5" (4.70m x 2.57m)

### DOWNSTAIRS WC

5'2" x 3' (1.57m x 0.91m)

### LANDING

### BEDROOM ONE

11'5" x 11'4" (3.48m x 3.45m)

### BEDROOM TWO

11'4" x 9'11" (3.45m x 3.02m)

### BEDROOM THREE

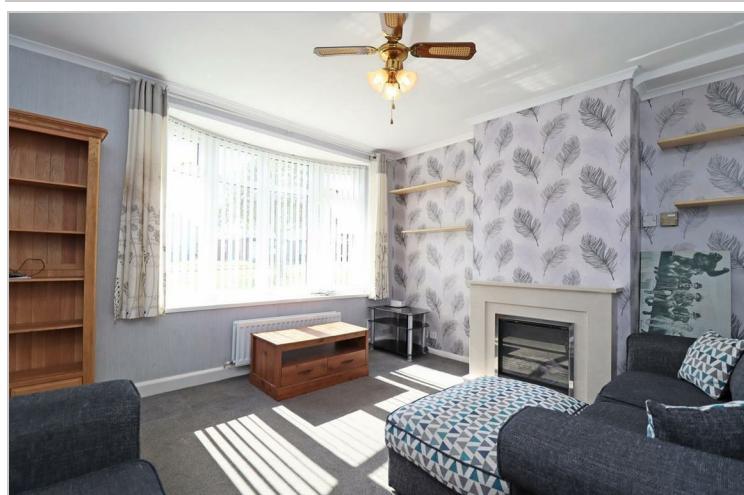
8'5" x 8' (2.57m x 2.44m)

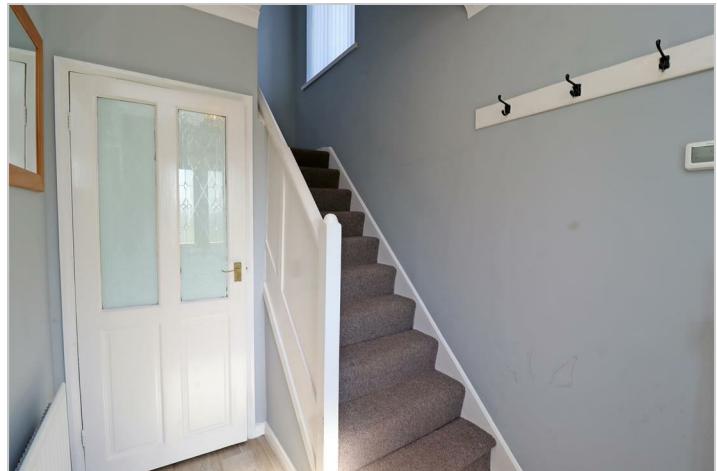
### BATHROOM

8' x 7'10" (2.44m x 2.39m)

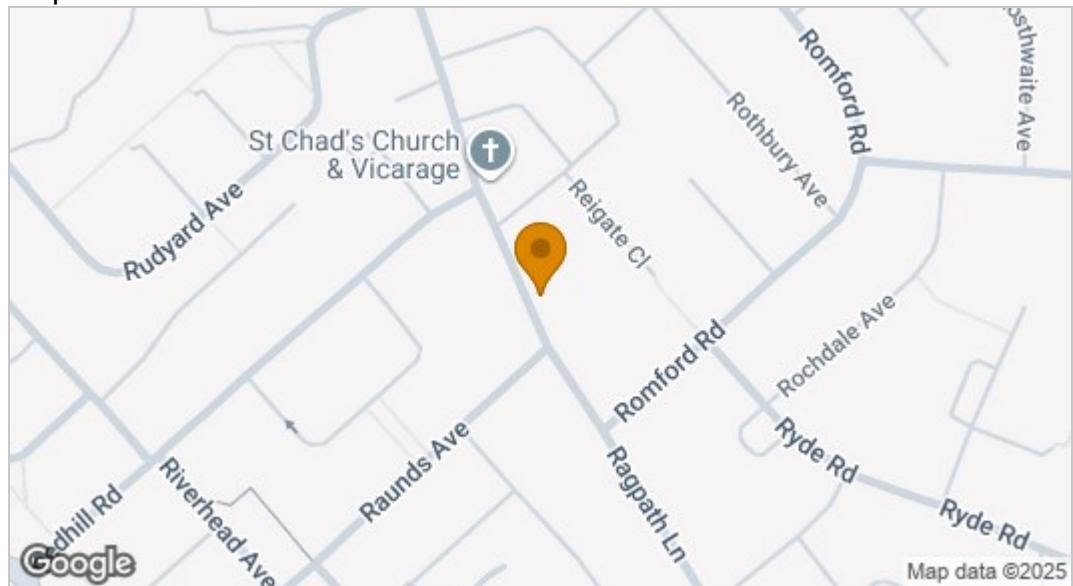
### AML PROCEDURE

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

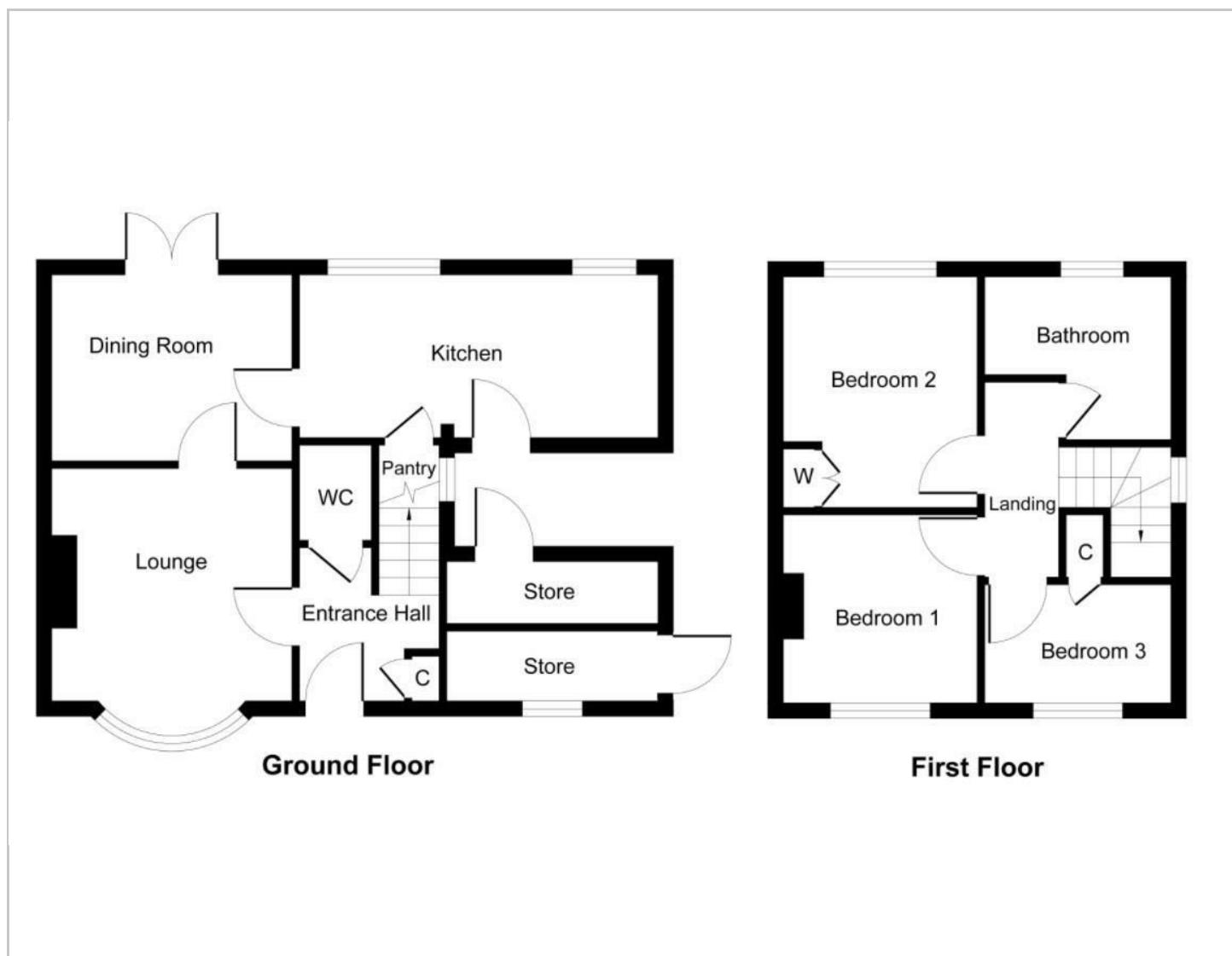




## Map



## Floor Plan



## VIEWING

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

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