



## Rievaulx Close, Roseworth, Stockton-On-Tees, TS19 9HF

This recently refurbished three bedroom semi-detached house, situated on a spacious plot in a cul-de-sac in ever popular Roseworth, presenting an excellent opportunity for buy-to-let investors or for private buyers.

Offered with NO ONWARD CHAIN the property has been redecorated and fitted with new carpets throughout and features a hallway leading to a spacious lounge and dining room. The newly fitted kitchen includes an integrated oven and hob. Upstairs, there are three bedrooms and a newly refitted family bathroom with a separate W.C.

This property was rewired and replastered in 2024 and also benefits from combi gas central heating.

The property is on a larger than average plot with a lawned front garden that has the potential for conversion into off-road parking. The rear garden, which is of an excellent size, enjoys a sunny south-west facing aspect.

Asking Price £110,000



HALL

LOUNGE

13'4 x 13'5 (4.06m x 4.09m)

DINING ROOM

10'5 x 9'3 (3.18m x 2.82m)

KITCHEN

9'4 x 7'7 (2.84m x 2.31m)

LANDING

BEDROOM ONE

11'4 x 11'6 (3.45m x 3.51m)

BEDROOM TWO

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

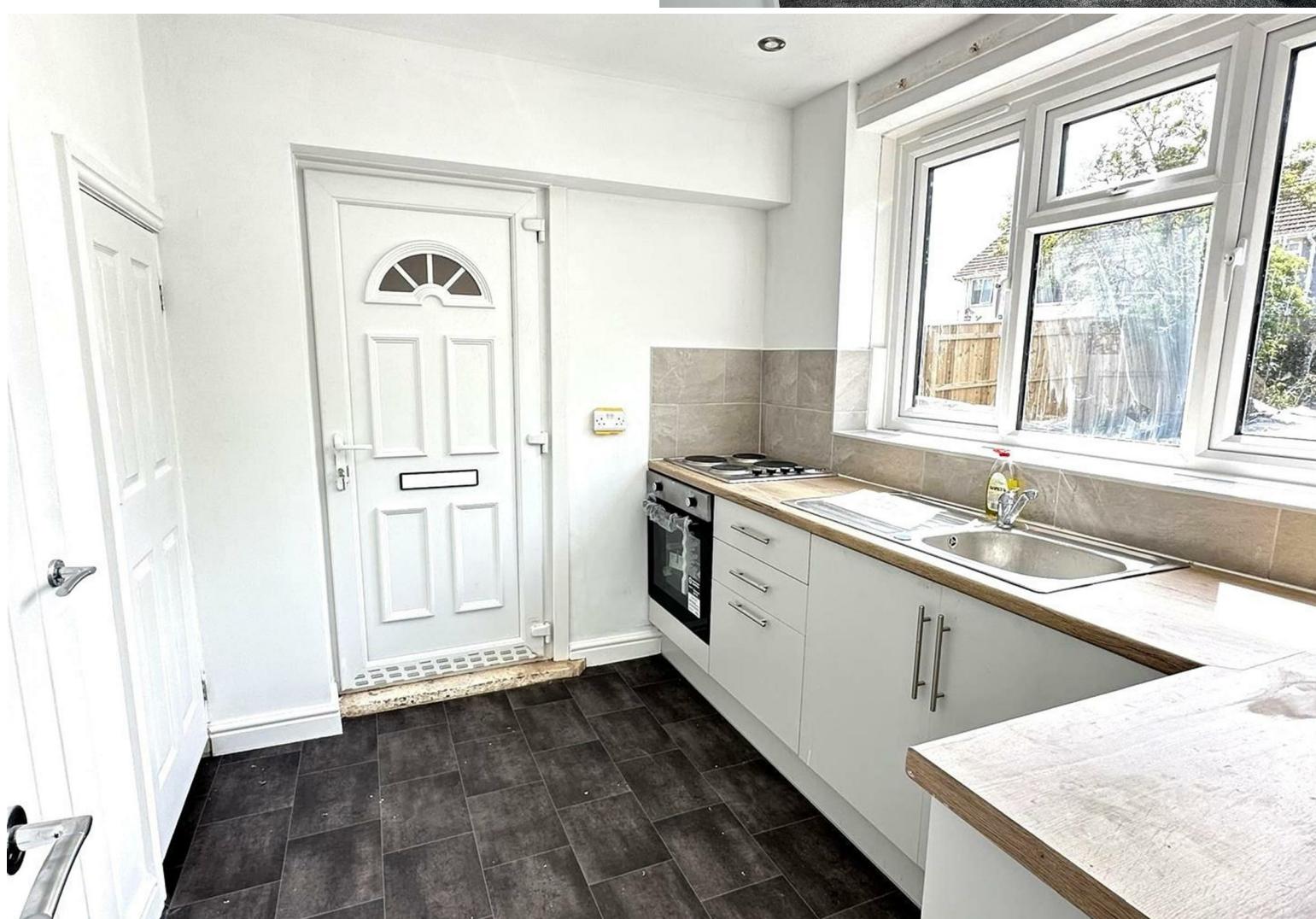
BEDROOM THREE

8'5 x 8'2 (2.57m x 2.49m)

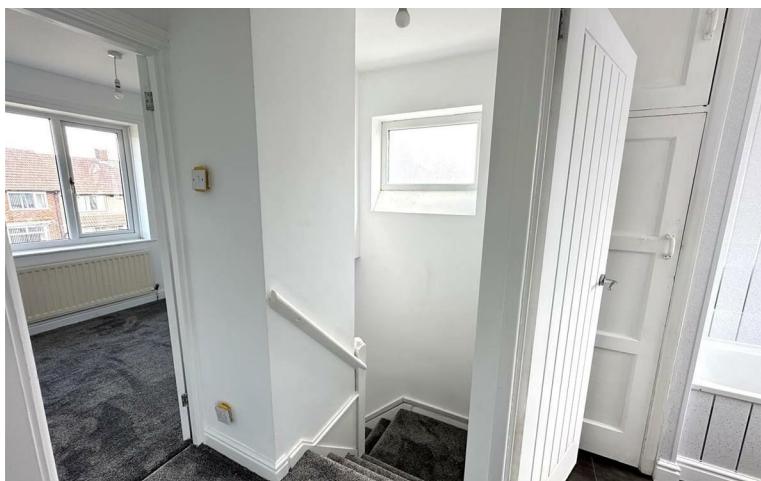
BATHROOM

5'0 x 5'5 (1.52m x 1.65m)

W/C



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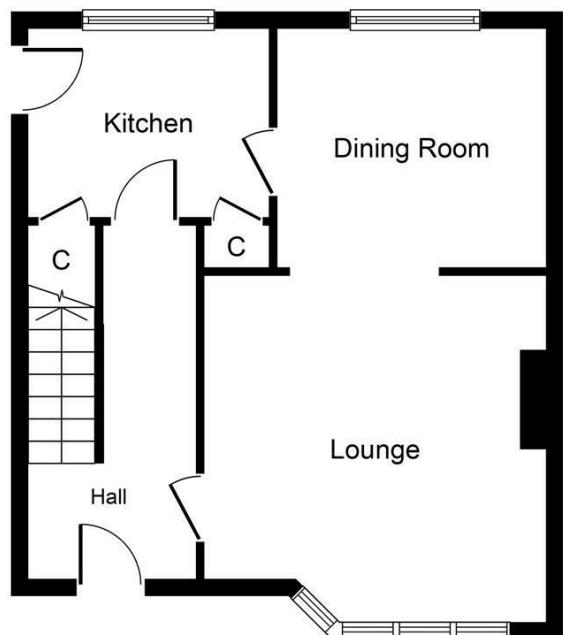
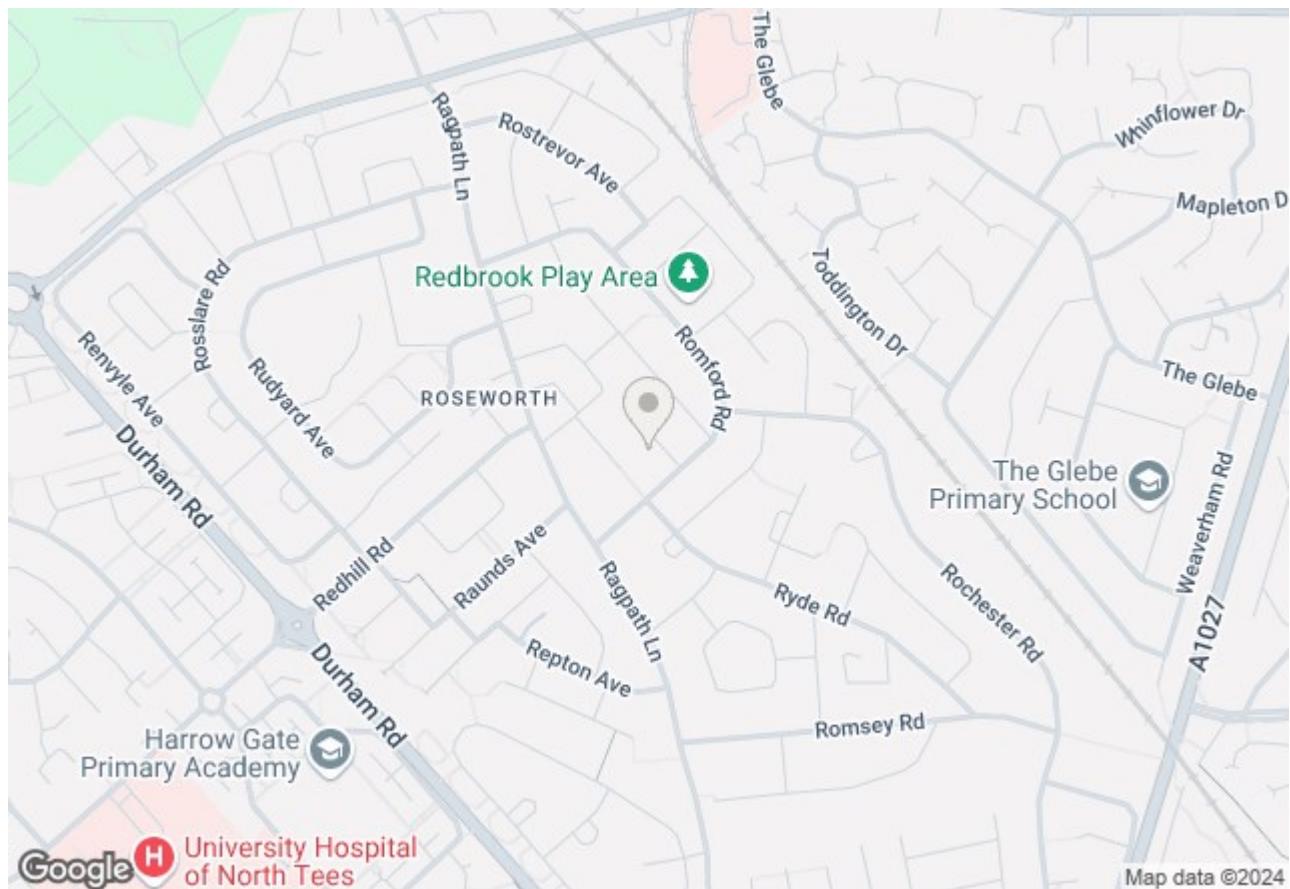


## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

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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