



## Rollesby Way, Stockton-On-Tees, TS18 2SU

**IDEAL FIRST HOME OR INVESTMENT OPPORTUNITY!** This modern two bedroom terraced house is located on the popular North Shore development, alongside the River Tees, with scenic riverside walks leading toward Stockton and Middlesbrough.

The home offers contemporary living spaces, including a spacious entrance hall leading to a front facing kitchen fitted with a range of contemporary units and integrated appliances including an oven, hob, fridge/freezer, dishwasher and washing machine. The lounge at the rear offers French doors that open to the garden, allowing plenty of natural light. On the ground floor, there is also a cloakroom/WC and a large storage cupboard.

Upstairs, the first floor landing leads to two bedrooms, with the master featuring an en-suite shower room, alongside a modern family bathroom.

The property is designed with energy efficiency in mind, offering solar panels and gas central heating. Externally off-road parking is available on the front driveway and to the rear is an enclosed lawned garden and timber shed.

The property is conveniently positioned within walking distance of Queen's Campus, Durham University, and is close to Tees Barrage and Teesside Park Shopping Centre. It also benefits from excellent transport links via the A66 and A19.

£147,000



HALL

KITCHEN/DINING ROOM

13'1" x 9'1" (3.99m x 2.77m)

LOUNGE

14'4" x 12'9" (4.37m x 3.89m)

W/C

7'9" x 3'2" (2.36m x 0.97m)

LANDING

BEDROOM ONE

12'8" x 10'11" (3.86m x 3.33m)

EN-SUITE

3'3" 9'3" (0.99m 2.82m)

BEDROOM TWO

12'8" x 9'8" (3.86m x 2.95m)

BATHROOM

7'9" x 5'10" (2.36m x 1.78m)

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.





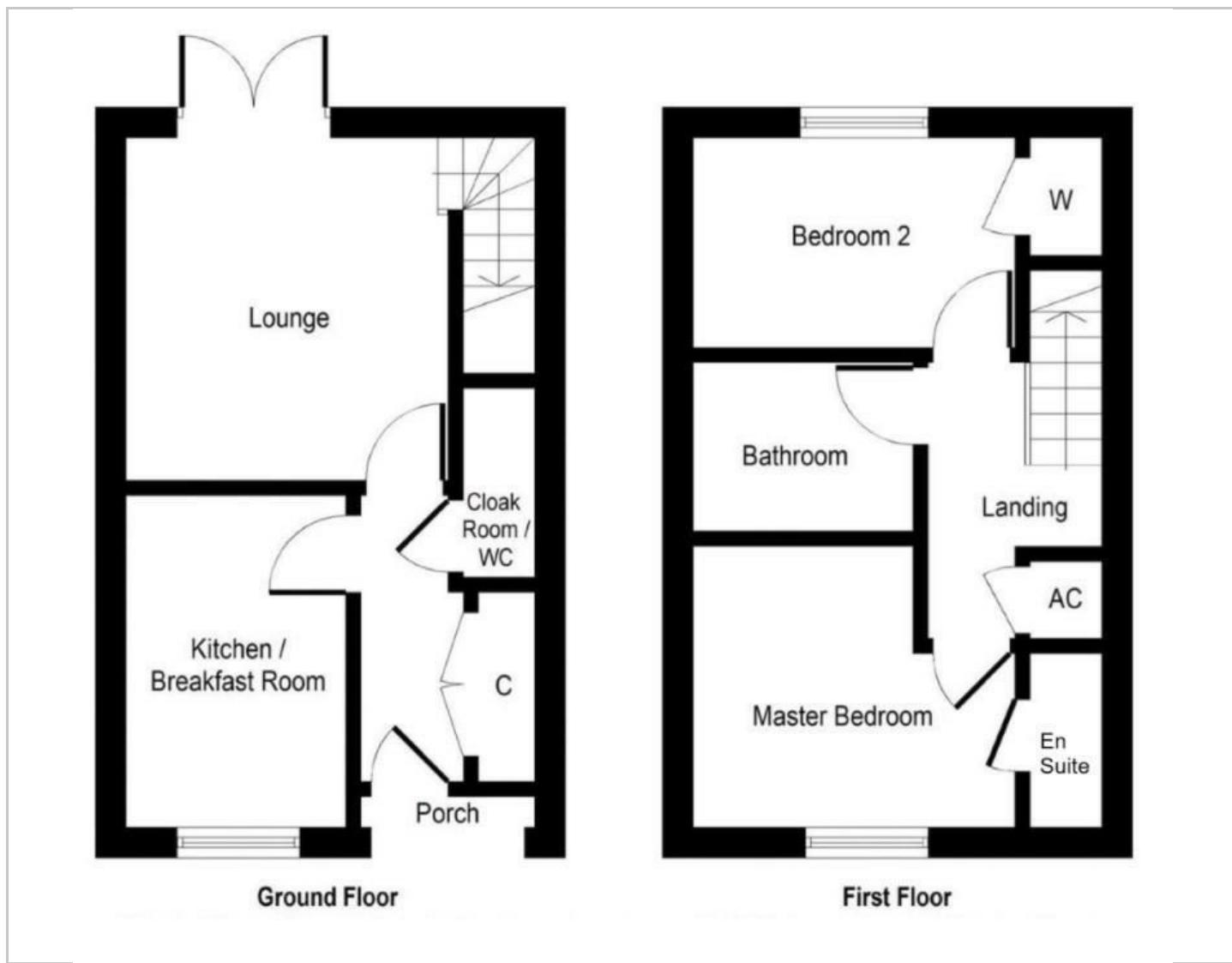
## Map



## EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

## 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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