



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

This well presented three bedroom home in Roseworth is offered for sale with the advantage of no onward chain. Upgraded and improved over recent years, it is ready for its next owners to move in.

The ground floor features a welcoming entrance hall leading to a bright lounge with an electric fireplace and an open plan kitchen/dining area fitted with a hob, oven, and extractor. French doors open onto the rear garden, while a utility room with plumbing, electricity, and light, along with two further storage rooms, provide excellent practicality. Upstairs, you will find a family bathroom with a shower over the bath, a separate WC, and three bedrooms, including a master with built-in wardrobes.

Externally, the property benefits from a lawned garden at the front and a generous enclosed rear garden with both lawn and paved patio areas, perfect for outdoor entertaining. We have been informed that the windows and front door have been replaced within the last three years, and the loft is partially boarded with a pull down ladder for convenience.

Ideally located within easy reach of local schools, shops and amenities, as well as the University Hospital of North Tees, the property also offers excellent transport links via the nearby A19. Whether you are looking for a first home, a family property or an investment, this well-positioned house is an excellent choice.

£125,000





**HALL**

**LOUNGE**

13'2" x 11'8" (4.01m x 3.56m)

**KITCHEN/DINING ROOM**

18'11" x 9'2" (5.77m x 2.79m)

**UTILITY ROOM**

8'2" x 6'6" (2.49m x 1.98m)

**LANDING**

**BEDROOM ONE**

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

**BEDROOM TWO**

11'2" x 9'9" (3.40m x 2.97m)

**BEDROOM THREE**

8'42" x 5'2" (2.44m x 1.57m)

**BATHROOM**

8' x 5'2" (2.44m x 1.57m)

**SEPERATE WC**

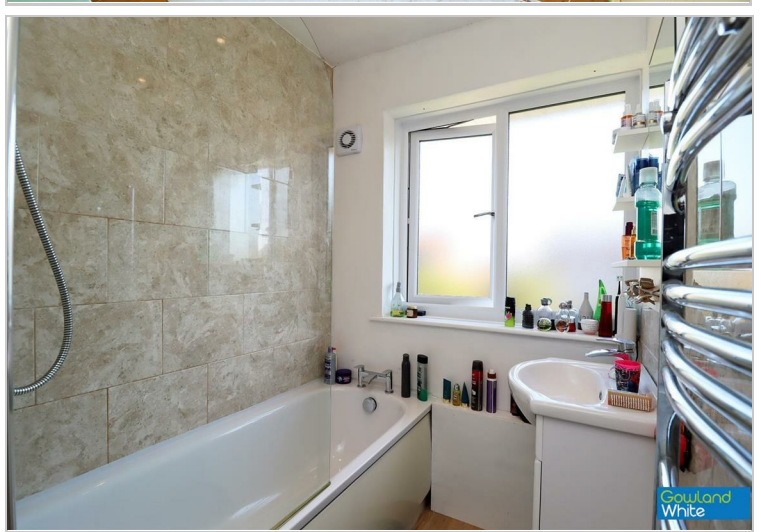
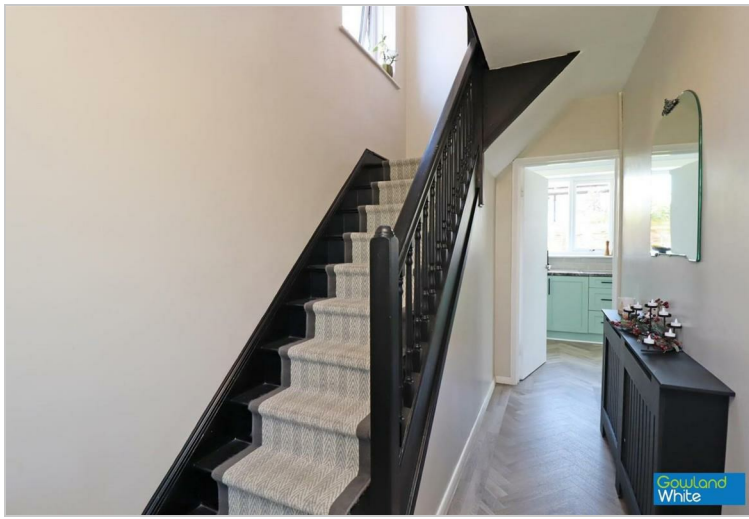
5'10" x 2'7" (1.78m x 0.79m)

**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.

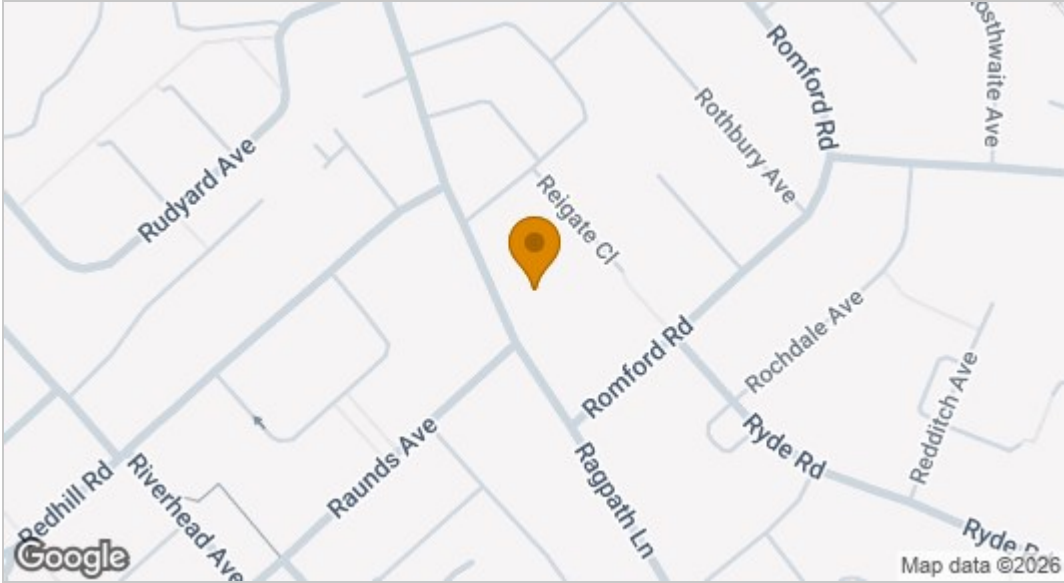




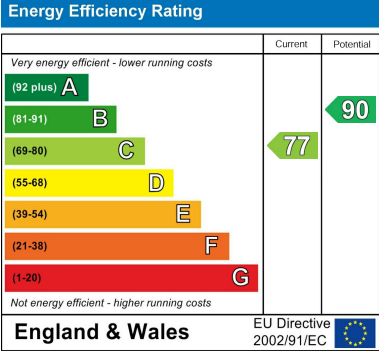




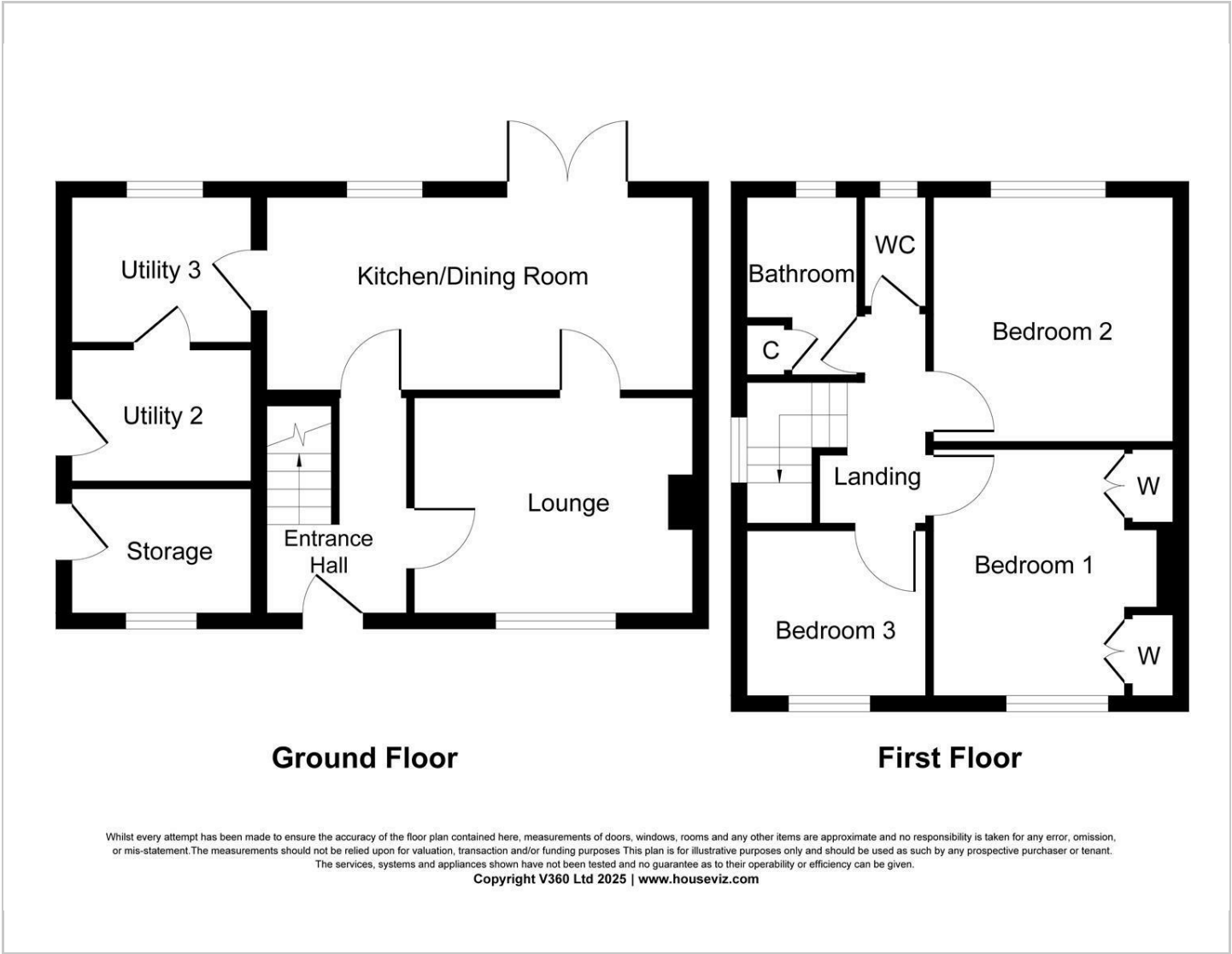
Map



EPC graph



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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