



**Roseneath Avenue  
Stockton-On-Tees**

**£110,000**

**ENERGY RATING: C-71**

A three bedroom semi-detached home set on a large plot with pleasant open outlook to the front. Offered with the benefit of immediate vacant possession the property comprises; entrance hall, lounge, spacious kitchen/diner, three first floor bedrooms and a modern bathroom/WC. There is a lawned front garden, a large enclosed garden to the rear, driveway providing off-street parking and double gates leading to further extensive hardstanding. Energy Rating: C-71. Council tax band: A (£1,634.11). NO FORWARD CHAIN!!



- Three Bed Semi Detached House
- Pleasant Open Front View
- Large Kitchen/Diner
- Modern Bathroom

## Entrance Hall

UPVC entrance door, staircase to first floor.

## Lounge

**15'0" x 10'5" (4.59m x 3.19m)**

Front & rear aspect UPVC double glazed windows and a modern column radiator.

## Kitchen/Diner

**16'2" x 10'3" (4.95m x 3.13m)**

Front & rear aspect UPVC double glazed windows and a rear aspect UPVC door to the garden. Base & wall units with rolled worksurfaces and tiled splashbacks incorporating a stainless steel sink & mixer tap and a gas hob, with oven below & extractor hood. Tiled floor, large under stair storage cupboard and a modern column radiator.

## First Floor Landing

Rear aspect UPVC double glazed window.

## Bedroom One

**8'3" x 13'8" (2.53m x 4.17m)**

Front aspect UPVC double glazed window and a radiator.

## Bedroom Two

**9'3" x 10'7" (2.82m x 3.23m)**

Front aspect UPVC double glazed window and a radiator.

## Bedroom Three

**7'7" x 7'4" (2.33m x 2.25m)**

Rear aspect UPVC double glazed window and a radiator.

## Bathroom/WC

Rear aspect UPVC double glazed window, white suite comprising; panel enclosed bath with mixer shower over, pedestal wash basin and a low level WC. Part tiled walls, extractor fan and a radiator.

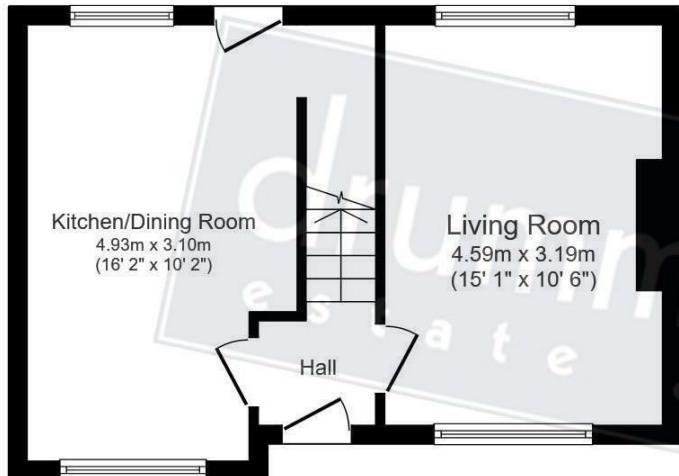
## Externally

There is a lawned garden to the front, a large enclosed garden to the rear with lawn & patio areas. There is a driveway providing off-street parking with double gates leading to extensive hardstanding.

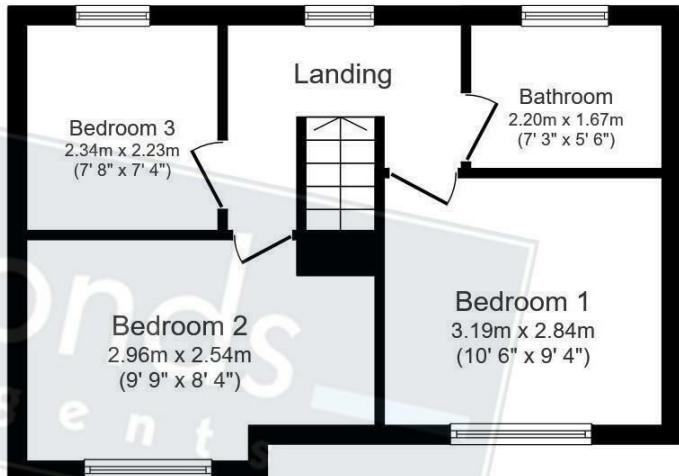


• Large Gardens & Driveway • Energy Rating: C-71 • Council tax band: A (£1,634.11) • NO FORWARD CHAIN!!





Ground Floor



First Floor

Measurements are approximate. Not to scale. For illustrative purposes only.



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		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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