



Rothbury Avenue
Stockton-On-Tees

£100,000
ENERGY RATING: C-72

An excellently presented three bedroom semi-detached property, offered with immediate vacant possession and briefly comprising; entrance hall, lounge, spacious kitchen/diner, three first floor bedrooms and a modern bathroom/WC. There is a lawned front garden and a large enclosed garden to the rear. Offered with the benefit of combi gas central heating and full UPVC double glazing. Energy Rating: C-72. Council tax band: A (£1,634.11). NO FORWARD CHAIN!!



- Three Bed Semi Detached House • Spacious Lounge • Large Kitchen/Diner • Modern Bathroom • Large Rear Garden

Entrance Hall

UPVC entrance door, staircase to first floor.

Lounge

4.61m x 3.13m (15'1" x 10'3")

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

Kitchen/Diner

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

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, radiator and meter cupboard. Walk-in storage cupboard/utility room with plumbing for washing machine and a combi boiler.

First Floor Landing

Rear aspect UPVC double glazed window, loft access and a radiator.

Bedroom One

2.51m x 4.17m (8'3" x 13'8")

Front aspect UPVC double glazed window and a radiator.

Bedroom Two

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

Front aspect UPVC double glazed window and a radiator.

Bedroom Three

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

Rear aspect UPVC double glazed window and a radiator.

Bathroom/WC

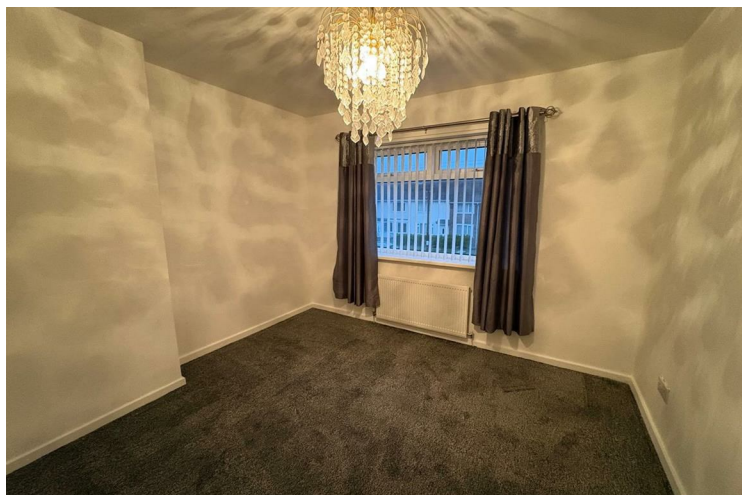
Rear aspect UPVC double glazed window, white suite comprising; panel enclosed bath with mixer shower over, pedestal wash basin and a low level WC. Part tiled walls, extractor fan and a chrome heated towel rail.

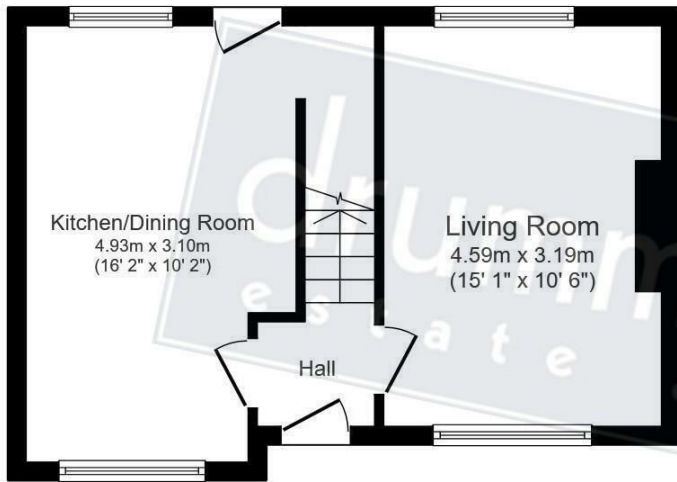
Externally

There is a lawned garden to the front of the property with gated side access to to a large enclosed rear garden.

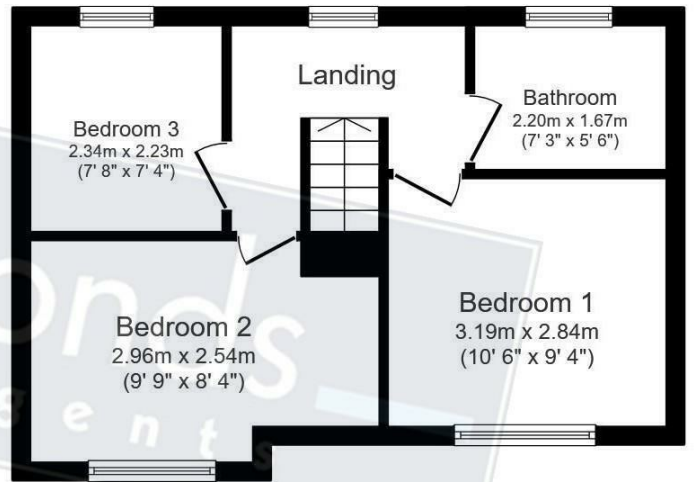


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Ground Floor



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			86
(69-80) C		72	
(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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