



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

This two bedroom semi-detached home situated in a prime location in Roseworth is within easy reach of local shops, schools, and essential amenities, close to the University of North Tees Hospital, so presents an excellent opportunity for both first-time buyers and buy-to-let investors.

The ground floor comprises of entrance hall, lounge featuring open brick style chimney breast and two windows which create a light and airy feel, an open plan kitchen/diner equipped with modern units and an integrated oven and gas hob. Upstairs are two double bedrooms, one with fitted wardrobes and a well-appointed family bathroom with a shower over the bath. Additionally, this property enjoys the benefits of combi gas central heating, double glazed windows, and a partially boarded loft space.

Externally, the property provides ample off-road parking via a double width paved driveway, a fenced lawned garden to the front, whilst the rear boasts an enclosed large garden with patio and lawn.

Offers Over £110,000



Ragpath Lane, Roseworth, Stockton-On-Tees, TS19 9JT

HALL

LOUNGE

14'11" x 10'5" (4.55m x 3.18m)

KITCHEN/DINING ROOM

10'2" x 16'2" (3.10m x 4.93m)

LANDING

BEDROOM ONE

15'2" x 8'10" (4.62m x 2.69m )

BATHROOM

7'2" x 6'2" (2.18m x 1.88m)

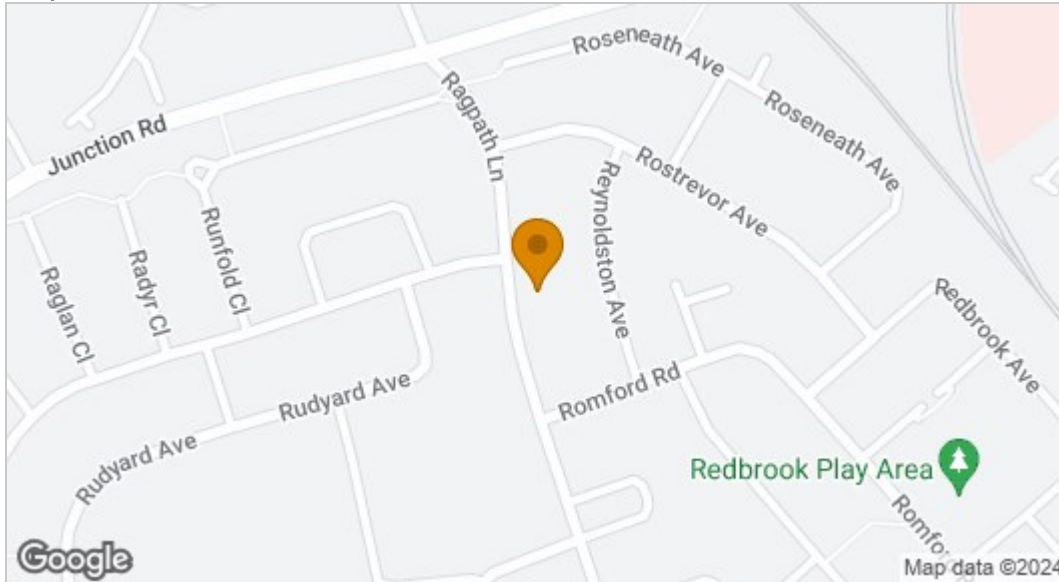
BEDROOM TWO

13'9" x 8" (4.19m x 2.44m)

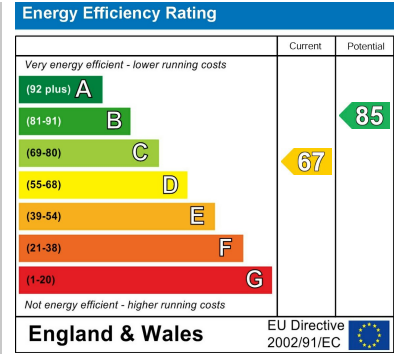




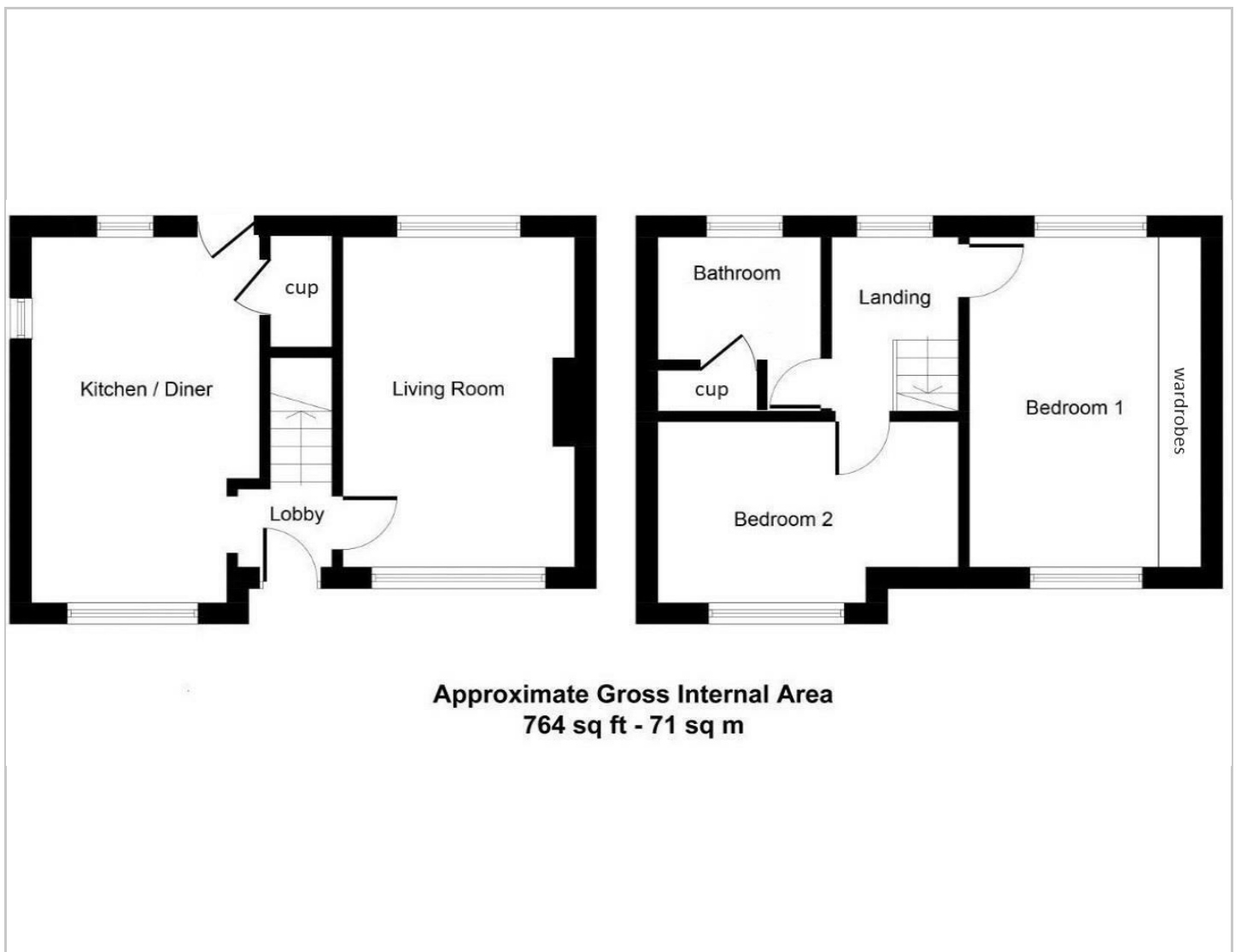
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.