



PH ESTATE AGENTS



## 23 Roseberry View

Thornaby, Stockton-on-tees, TS17 7HP

£550 PCM



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## Entrance

With a UPVC double glazed door to the front, a carpet, an electric RCD board (new electric board to ensure it is safe), stairs to the first floor, a coat hook and a smart meter.

## Lounge / diner

Open plan living space with a modern carpet, UPVC double glazed window to the front and rear, radiators, TV point, phone point and an under stairs storage cupboard.

## Kitchen

Modern and clean and benefiting from wall and base units, a UPVC double glazed window, a sink with a mixer tap over, plumbing for a washing machine, space for a fridge and a freezer, combi boiler giving instant hot water, part tiled surround, a radiator, a gas hob and oven finished with a tiled floor.

## Utility Area

With a storage cupboard and UPVC double glazed window leading to the yard.

## Bathroom

Stunning room finished to a high standard. This room has a bath with a shower over, tiled flooring, tiled surround, a sink, W/C, a towel radiator, an extractor fan and UPVC double glazed frosted window.

## Landing

A clean carpet and access to the loft.

## Bedroom 1

Located to the front of the property and having a carpet, a radiator, UPVC double glazed window and a TV point.

## Bedroom 2

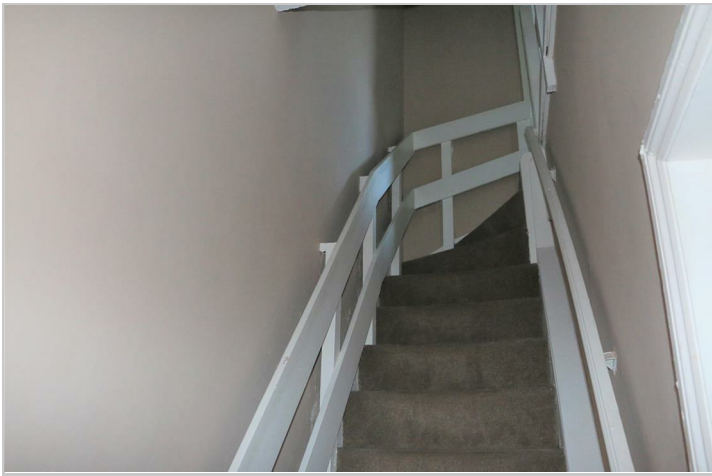
Located to the rear of the property and benefiting from a radiator, a carpet and a UPVC double glazed window.

## Bedroom 3

Located to the rear of the property and having a UPVC double glazed window, a carpet and a radiator.

## Yard

To the rear is a clean a secure yard



## Road Map



## Hybrid Map



## Terrain Map



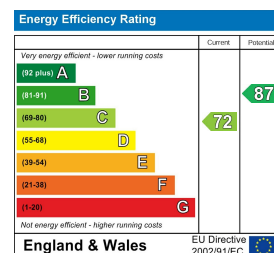
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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