



23 Rothbury Avenue

, Stockton-On-Tees, TS19 9HG

£99,000



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IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current UK

legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.

- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
 - Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
 - All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
- For further details or clarification, please contact our office directly.

HALLWAY

6'0" x 14'7" (1.83m x 4.45m)

Upon entering from the charming front garden, you'll step into a spacious and welcoming hallway. This central hub provides access to the reception room, kitchen, utility room, and the first floor, making it the heart of the home. The room is brightened by a side panel window positioned to the right of the secure UPVC door, allowing natural light to pour in. Additionally, the clever use of understair space provides valuable storage, keeping the area clutter-free.

RECEPTION ROOM

13'2" x 11'10" (4.01m x 3.61m)

The generously proportioned reception room provides ample space to comfortably fit a three-piece suite along with larger storage units. This bright and airy room benefits from an expansive UPVC double glazed bay window that allows for an abundance of natural light, a substantial radiator ensuring consistent warmth, and a classic fire surround that adds a cozy touch.

KITCHEN

10'8" x 9'8" (3.25m x 2.95m)

The kitchen boasts an abundance of light-colored wall, base, and drawer units, beautifully contrasted with lighter worktops. The spacious room easily accommodates a small dining table. Natural light pours in through the expansive UPVC double-glazed window. A radiator provides warmth, and ample space is available for freestanding appliances.

UTILITY ROOM

8'7" x 6'6" (2.62m x 1.98m)

The utility room is a practical space enhanced by ample storage units. Natural light pours in through the UPVC double glazed window, and the door provides convenient access to the expansive rear garden, perfect for outdoor relaxation or entertainment.

LANDING

8'2" x 3'2" (2.49m x 0.97m)

The landing gains access to the three spacious bedrooms, family bathroom and loft space.

Tel: 01642 462153

BEDROOM ONE

15'11" x 11'7" (4.85m x 3.53m)

The first bedroom is a tranquil retreat, offering an impressive footprint that easily accommodates a king-size bed and substantial storage solutions. Dual UPVC double-glazed windows provide an abundance of sunlight, while a contemporary radiator ensures year-round comfort in this versatile sanctuary.

BEDROOM TWO

11'1" x 9'8" (3.38m x 2.95m)

The spacious second bedroom, situated at the rear of the property, boasts ample space for a double bed and substantial storage units. The room is illuminated by natural light pouring in through the UPVC double glazed window, and a radiator ensures cozy warmth. A striking feature wall adds a touch of personality to this inviting retreat.

BEDROOM THREE

8'2" x 8'9" (2.49m x 2.67m)

The cozy third bedroom, while the most intimate of the three, still provides ample space to comfortably accommodate a single bed and convenient storage units. This charming room is filled with natural light pouring in through the UPVC double glazed window, and a single radiator ensures a warm and welcoming atmosphere.

FAMILY BATHROOM

8'1" x 5'6" (2.46m x 1.68m)

The family bathroom features a stylish three-piece suite, complete with a comfortably proportioned paneled bath, ideal for relaxing soaks. The bath is enhanced by an invigorating electric shower, perfect for revitalizing morning routines. A conveniently located hand basin and low-level WC complete the suite. Natural light floods the room through a frosted UPVC double glazed window, ensuring privacy while brightening the space. The bathroom is kept cozy and warm courtesy of a radiator, and the walls are attractively finished with a practical tiled surround.

EXTERNAL

The property boasts generous on-street parking options and a charming front garden, complete with lush green grass. The true gem is the expansive rear garden, showcasing a sweeping lawn enclosed by sturdy fencing for privacy.



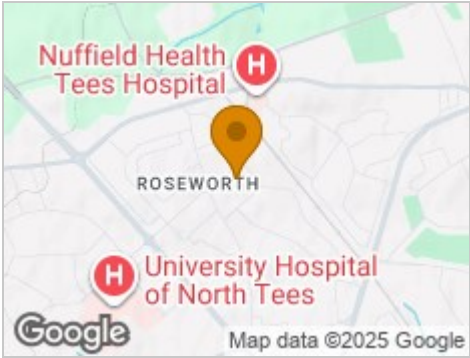
Road Map



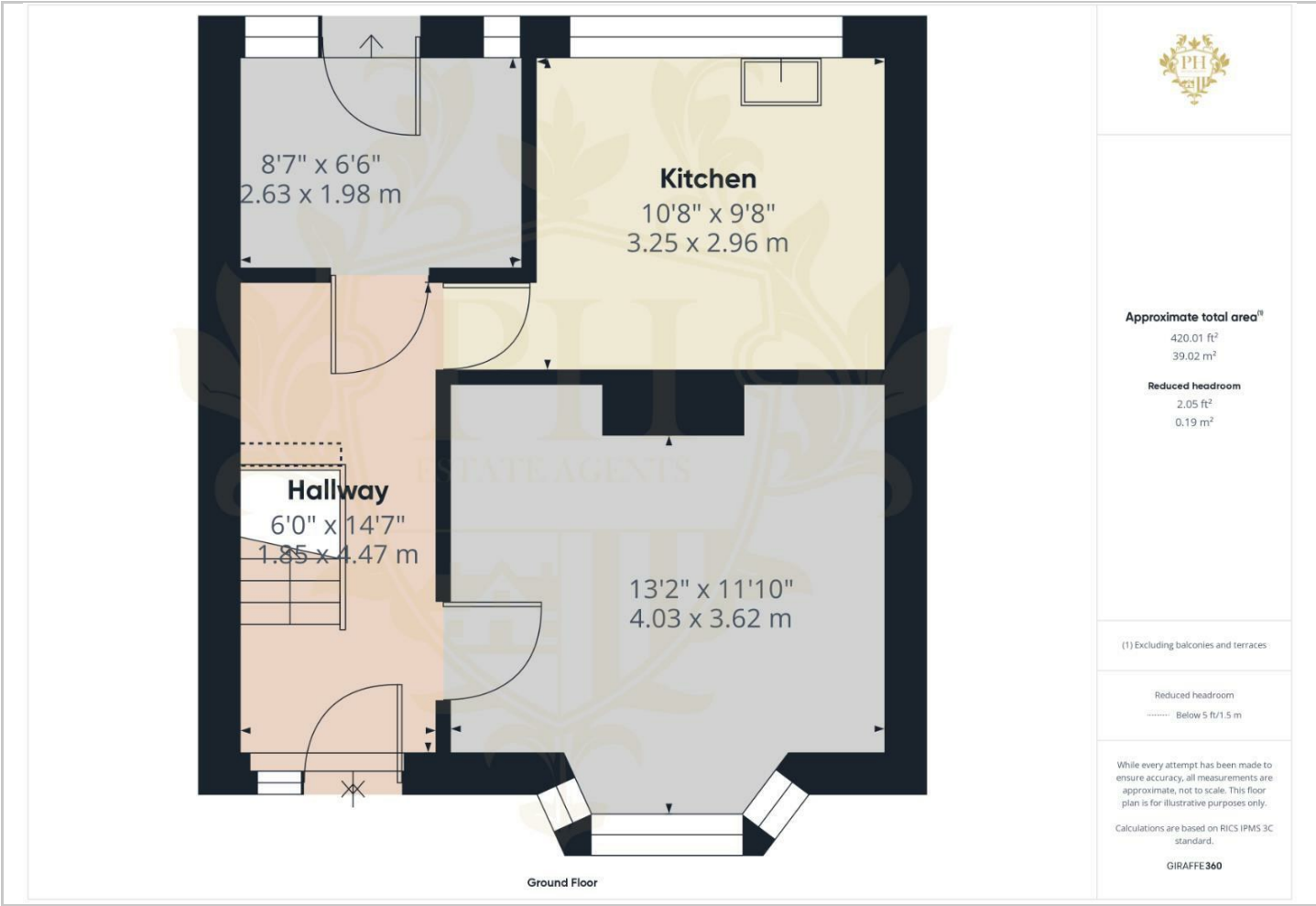
Hybrid Map



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.