



### 3 bed semi-detached house to buy in TS19

Redditch Avenue, Roseworth ,  
Stockton-on-Tees, Durham, TS19 9EG

**£99,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

### Property features

- ✓ Extended Semi Detached Home
- ✓ Two Reception Rooms
- ✓ Three Good Size Bedrooms
- ✓ Excellent Investment Opportunity
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A fantastic opportunity to acquire this spacious and extended three-bedroom semi-detached home, ideally positioned on Redditch Avenue within the popular Roseworth area of Stockton-on-Tees. Offered with no forward chain, this property is sure to appeal to a range of buyers, from families looking for additional living space to those seeking a home with excellent potential to modernise and make their own.

A particular highlight of this home is the side extension, which provides a valuable additional reception room and adds an impressive level of versatility to the accommodation. Whether utilised as a second lounge, dining room, playroom, home office or family room, this additional space offers plenty of scope to suit the needs of the new owners.

The accommodation offers a welcoming layout comprising an entrance hall, main reception room, additional reception room created by the extension, kitchen, three well-proportioned bedrooms and a family bathroom. The property would benefit from some updating and modernisation, presenting an exciting opportunity for the successful purchaser to introduce their own style and create a truly bespoke family home.

With its generous accommodation and extended layout, the property offers a fantastic blank canvas with plenty of potential to add value and enhance the living space.

Situated in the well-established Roseworth area, the property is conveniently located for a range of local amenities, schools, transport links and everyday facilities, while Stockton-on-Tees town centre is also within easy reach.

With its extended accommodation, versatile additional reception room and excellent potential for modernisation, early viewing is highly recommended to fully appreciate what this property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £99,000

Property Type: Semi-detached house

Parking: On Street

Listed property: No

Conservation area: No

Heating: Gas

Water meter: No

## Entrance



## Lounge

6.61m x 4.02m (21'8" x 13'2")



## Kitchen

6.38m x 2.18m (20'11" x 7'1")

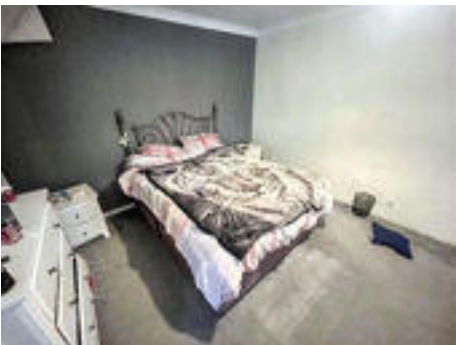


## Dining Area

2.27m x 2.84m (7'5" x 9'3")

## Reception Room

5.00m x 3.62m (16'4" x 11'10")



## Stairs to First Floor

## Bedroom One

3.51m x 3.46m (11'6" x 11'4")

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## Bedroom Two

3.00m x 3.46m (9'10" x 11'4")

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## Bedroom Three

2.50m x 2.57m (8'2" x 8'5")

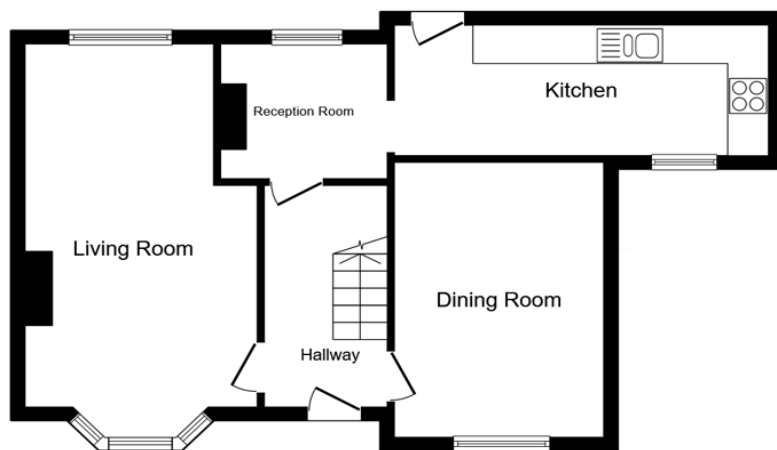
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## Bathroom W/C

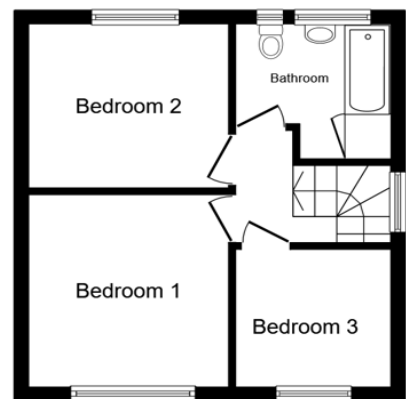


## External





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

| Energy Efficiency Rating                           |                                                                                                               |           |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                                    | Current                                                                                                       | Potential |
| <i>Very energy efficient - lower running costs</i> |                                                                                                               |           |
| (92-100) <b>A</b>                                  |                                                                                                               |           |
| (81-91) <b>B</b>                                   |                                                                                                               | 82        |
| (69-80) <b>C</b>                                   |                                                                                                               |           |
| (55-68) <b>D</b>                                   | 66                                                                                                            |           |
| (39-54) <b>E</b>                                   |                                                                                                               |           |
| (21-38) <b>F</b>                                   |                                                                                                               |           |
| (1-20) <b>G</b>                                    |                                                                                                               |           |
| <i>Not energy efficient - higher running costs</i> |                                                                                                               |           |
| <b>England, Scotland &amp; Wales</b>               |                                                                                                               |           |
|                                                    | EU Directive 2002/91/EC  |           |

Redditch Avenue, Roseworth , Stockton-on-Tees, Durham, TS19 9EG

Contact your local branch today for more information on this property:

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