



Rudyard Avenue, Stockton-On-Tees TS19 9LE

welcome to

Rudyard Avenue, Stockton-On-Tees

A deceptively spacious three-bedroom semi-detached home in the popular Roseworth area, offering generous living space, a large garden, and off-street parking—perfect for first-time buyers, families, or investors.

Agents Note:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

UPVC door to front, radiator

Lounge

14' 7" max, into bay window x 13' 2" max (4.45m max, into bay window x 4.01m max)
Bay window to front, electirc fire, radiator

Dining Room

10' 4" x 9' 2" (3.15m x 2.79m)
Window to rear, radiator

Kitchen

9' 5" x 7' 8" (2.87m x 2.34m)
Range of wall and base units, electric oven with hob and extractor fan, sink, radiator, recess for appliances, window to rear, recess understairs

Utility Room

7' 2" x 11' 6" (2.18m x 3.51m)
Window to front, range of wall and base units, electric heaters, window to rear, storage cupboard, french doors to rear

Landing

Window to side, loft hatch

Bedroom 1

11' 6" x 11' 4" into alcove (3.51m x 3.45m into alcove)

Window to front, radiator

Bedroom 2

11' 5" max x 9' 9" max (3.48m max x 2.97m max)
Window to rear, radiator, storage cupboard

Bedroom 3

8' 6" x 8' 6" (2.59m x 2.59m)
Bulk head storage, radiator, window to front, cupboard over stairs

Bathroom

Bath with electric shower unit, wash hand basin, radiator, window to rear, cupboard housing boiler

Wc

Low level WC, window to rear

Front Garden

Laid to lawn, driveway

Rear Garden

Decking, laid to lawn, enclosed by timber fence





view this property online mannersandharrison.co.uk/Property/STO116196



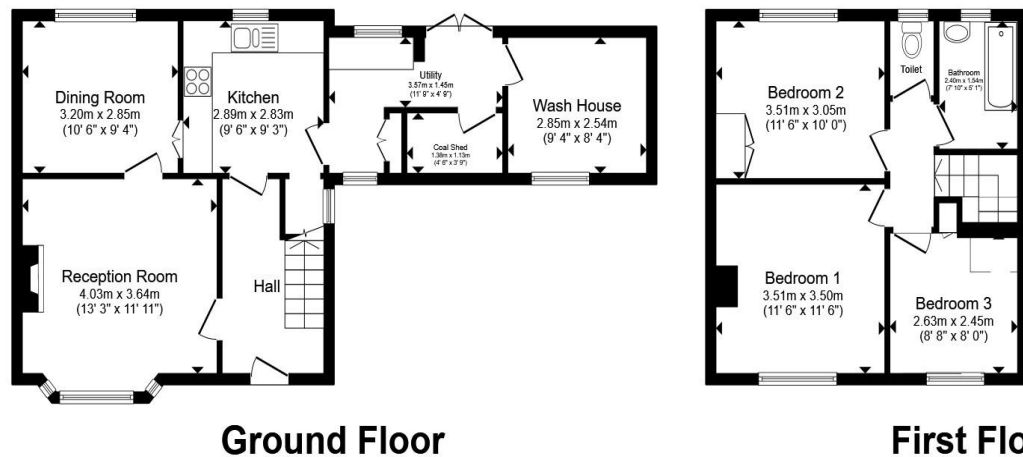
welcome to

Rudyard Avenue, Stockton-On-Tees

- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- SEMI-DETACHED
- THREE BEDROOMS
- IDEAL FOR A WIDE RANGE OF BUYERS

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over
£100,000



Total floor area 96.8 m² (1,041 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

manners
& harrison

view this property online mannersandharrison.co.uk/Property/STO116196



Property Ref:
STO116196 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 606161



Stockton@mannersandharrison.co.uk



23 High Street, STOCKTON-ON-TEES,
Cleveland, TS18 1SP



mannersandharrison.co.uk