



### 3 bed terraced house to buy in

Riccarton Close, Roseworth,  
Stockton-on-Tees, Cleveland, TS19 9ND

**£70,000** Starting Bid

🏠 x3 🚿 x1 🚿 x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ No Forward Chain
- ✓ Popular Roseworth Location
- ✓ Front and Rear Gardens
- ✓ Within Reach to Local Schools, Shops, Amenities and Transport
- ✓ EPC Rating C

## Key Information

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

## Description

\*\*\*\*\*No Forward Chain\*\*\*\*\*

Offered to the market with no forward chain, this three-bedroom terraced home situated in the popular residential area of Roseworth, Stockton-on-Tees presents an excellent opportunity for first-time buyers, growing families, or investors.

The property offers well-proportioned accommodation throughout and benefits from two reception rooms, providing flexible living space.

Upon entering the property, you are welcomed into a spacious lounge, ideal for relaxing or entertaining guests. To the rear of the ground floor is a second reception room, which can be used as a dining room or additional family living space, leading through to the kitchen. To the first floor there are three bedrooms, offering comfortable accommodation for a family, along with a family bathroom.

Externally, the property benefits from gardens to both the front and rear, providing outdoor space suitable for seating, gardening, or family use.

Located within Roseworth, the property is well placed for local schools, shops, and everyday amenities, while also offering good access to Stockton Town Centre and nearby transport links.

Early viewing is recommended to appreciate the potential this property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance



## Floor Plan



## Lounge

3.94m x 3.78m (12'11" x 12'4")



## Reception Room

3.22m x 2.88m (10'6" x 9'5")



## Kitchen

3.59m x 2.57m (11'9" x 8'5")



## 1st Floor Landing

## Bedroom 1

4.31m x 2.94m (14'1" x 9'7")



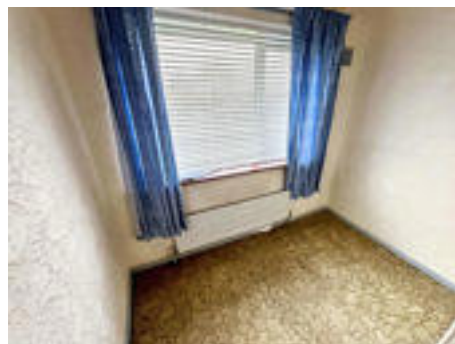
## Bedroom 2

3.49m x 3.04m (11'5" x 9'11")



## Bedroom 3

2.58m x 2.42m (8'5" x 7'11")



## Family Bathroom

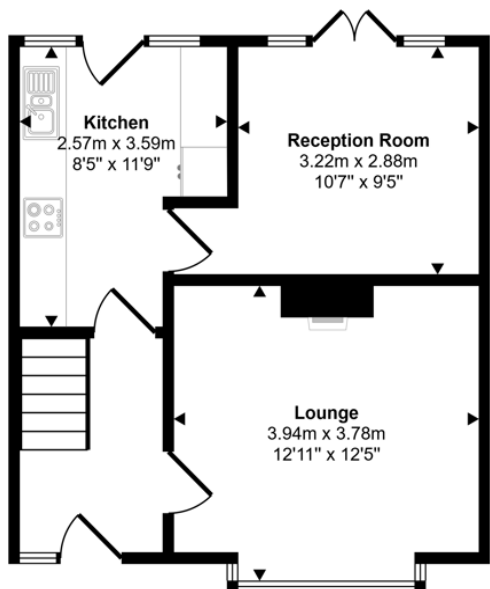
2.44m x 1.67m (8'0" x 5'5")



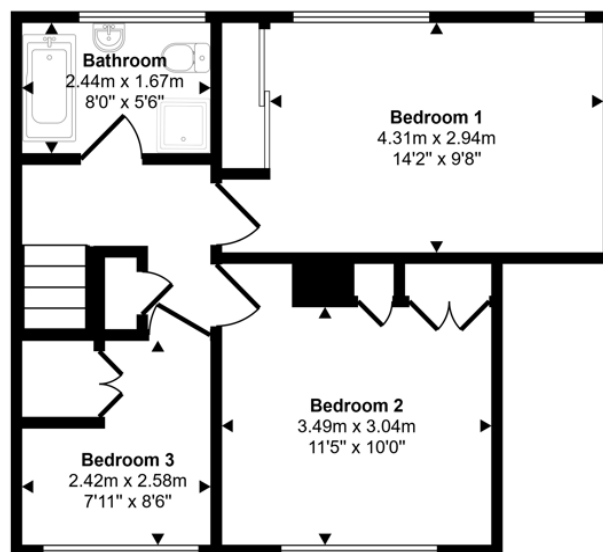
## External



Approx Gross Internal Area  
84 sq m / 903 sq ft



Ground Floor  
Approx 39 sq m / 422 sq ft



First Floor  
Approx 45 sq m / 481 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(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	

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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