



**Rainford Avenue, Stockton-On-Tees TS19 9DJ**

**welcome to**

## **Rainford Avenue, Stockton-On-Tees**

A three bedroom semi-detached family home situated in the much sought after area of Roseworth, Stockton-On-Tees.

### **Entrance Hall**

Stairs to first floor, wood composite door to front, radiator

### **Lounge**

23' 2" max x 13' max ( 7.06m max x 3.96m max )  
Window to front, window to rear, two radiators, birch fireplace

### **Dining Room**

9' 2" max x 7' 1" ( 2.79m max x 2.16m )  
Window to rear, radiator, two storage cupboards

### **Kitchen**

18' x 7' 1" ( 5.49m x 2.16m )  
Two windows to side, tiled splash back, radiator, UPVC door to side, oven with gas hob and extractor fan, range of wall and base units, wash hand basin, recess for appliances, access to integral garage

### **Landing**

Loft access

### **Bedroom 1**

11' max x 11' 1" ( 3.35m max x 3.38m )  
Window to front, radiator, fitted wardrobes

### **Bedroom 2**

9' 2" max x 11' ( 2.79m max x 3.35m )  
Window to rear, radiator, fitted wardrobes

### **Bedroom 3**

8' 1" x 8' ( 2.46m x 2.44m )  
Window to front, radiator, restricted room into staircase, storage cupboard

### **Bathroom**

Frosted glass window to rear, wash hand basin with vanity unit, low level WC, heated chrome towel rail,

bath with shower unit, cupboard housing boiler, splash back

### **Front Garden**

Laid to lawn, driveway with garage, side access to rear garden

### **Rear Garden**

Enclosed by timber fence, laid to lawn, patio





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## Rainford Avenue, Stockton-On-Tees

- FRONT AND REAR GARDENS
- OFF-STREET PARKING
- GARAGE
- TWO RECEPTION ROOMS
- THREE BEDROOMS

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

**£115,000**



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 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.focalagent.com](http://www.focalagent.com)

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