



## Grosvenor Road, Fairfield, Stockton-On-Tees, TS19 7AF

Nestled in one of Fairfield's most coveted roads, this splendid semi detached residence presents an opportunity for those seeking a spacious family home. Perfectly situated within a short stroll to Ian Ramsey Secondary School and Hartburn Primary School, this property boasts an ideal setting for growing families.

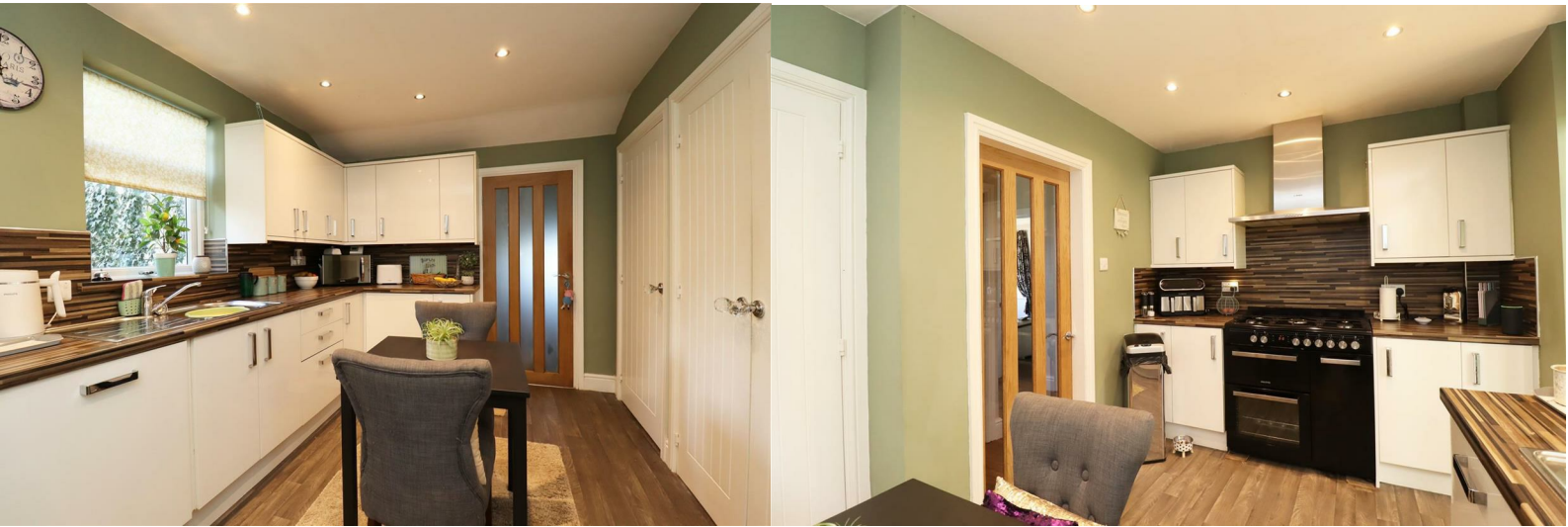
The generously proportioned interior comprises a welcoming hallway, two reception rooms with feature period style fireplaces, and a modern kitchen featuring a Range Cooker and integrated dishwasher. The garage has been cleverly converted into a convenient ground floor shower room whilst retaining a large storage area. A delightful addition is the sizeable garden room, offering picturesque views across the rear garden. A side extension with access from the front and rear provides additional storage but also presents an opportunity for further development.

Upstairs provides three bedrooms, with two featuring built-in wardrobes. The modern family bathroom is fitted with a contemporary suite complete with a separate shower cubicle and bath.

Nestled at the cul-de-sac's head, the property comes with driveway parking for two vehicles. The expansive WESTERLY facing garden at the rear ensures both space and privacy.

Offered for sale with the benefit of NO CHAIN !

Asking Price £299,000



# Grosvenor Road, Fairfield, Stockton-On-Tees,

HALL

SHOWER ROOM

7'9" x 3'10" (2.36m x 1.17m )

LOUNGE

13'4" x 16'7" (4.06m x 5.05m )

SITTING ROOM

13'4" x 15'1" (4.06m x 4.60m)

KITCHEN

15'8" x 8'9" (4.78m x 2.67m )

GARDEN ROOM

16'10" x 11'10" (5.13m x 3.61m )

UTILITY/WC

4'10" x 7" (1.47m x 2.13m)

LANDING

BEDROOM ONE

17'1" x 10'1" (5.21m x 3.07m)

BEDROOM TWO

14'10" x 10'1" (4.52m x 3.07m )

BATHROOM

7'10" x 7'8" (2.39m x 2.34m )

BEDROOM THREE

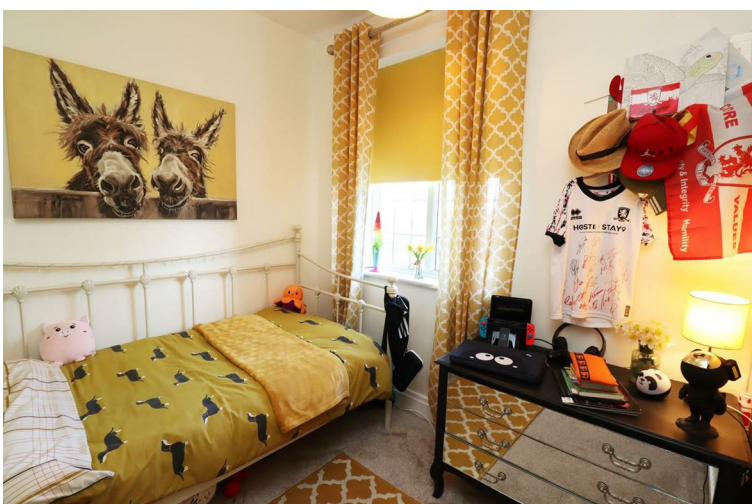
7'11" x 7'8" (2.41m x 2.34m )



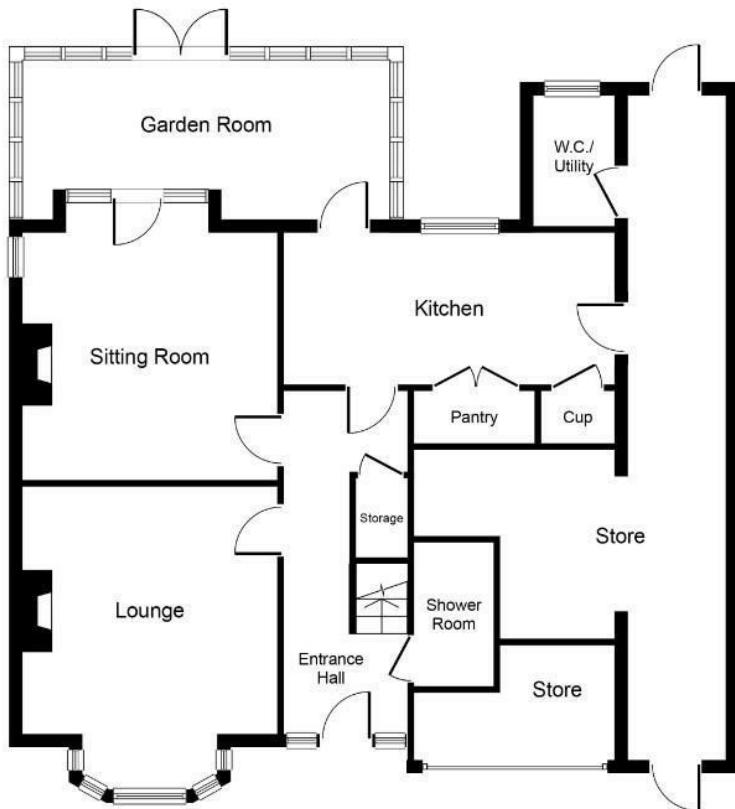
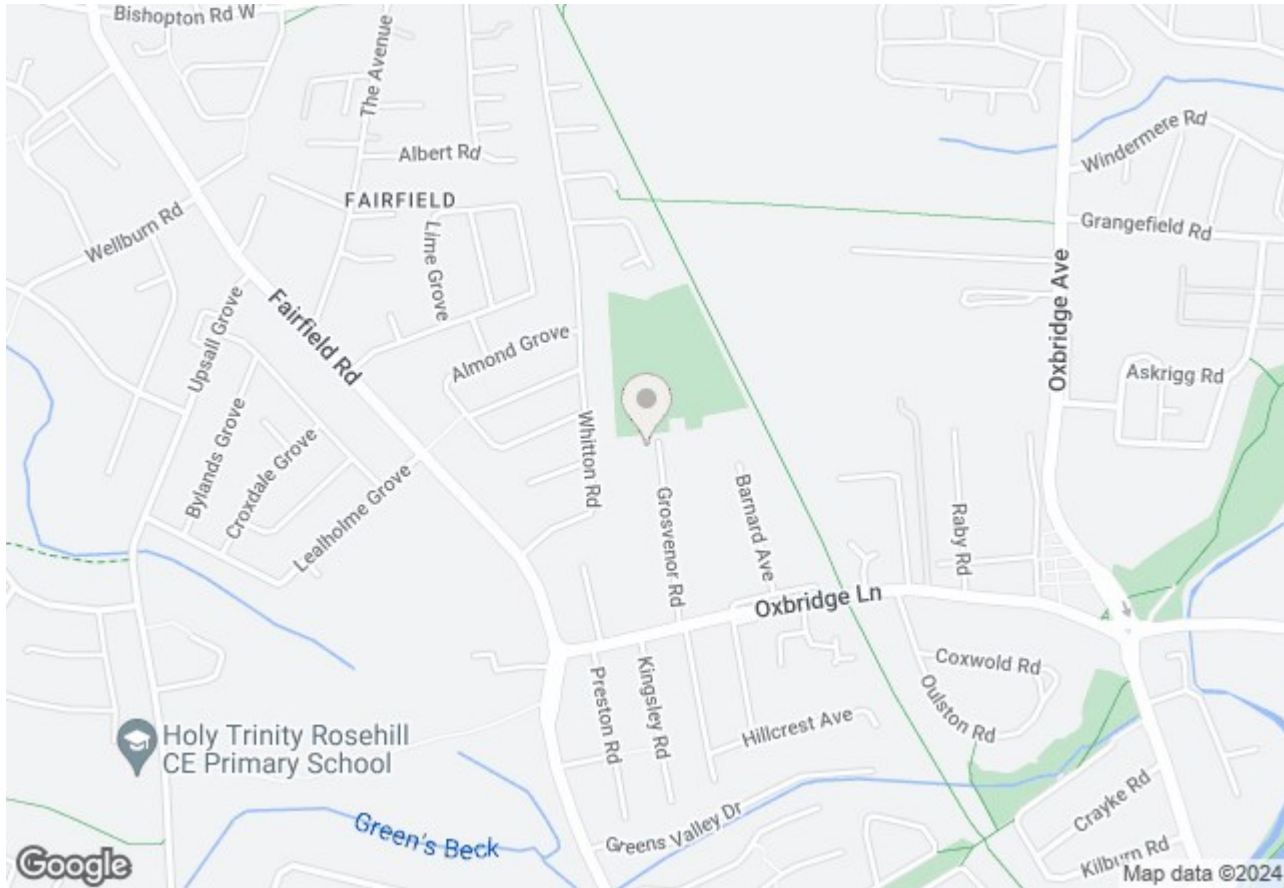
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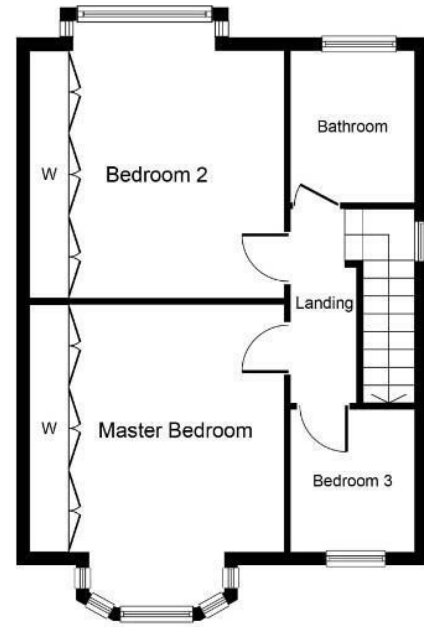
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**Ground Floor**





**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Grosvenor Road, Fairfield, Stockton-On-Tees, TS19

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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