



Westerleigh Avenue, Fairfield, Stockton-On-Tees, TS19 7ER

This very well presented and extended three bedroom semi-detached house, with a detached garage, is situated in a cul-de-sac in the popular residential area of Fairfield.

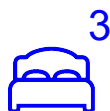
The accommodation offers a welcoming hallway that leads to a lounge/dining room featuring a fireplace, bay window, and double doors opening to an extended second reception room. This room also includes an attractive fireplace with an open gas fire and French doors that lead out to the rear garden. The kitchen/breakfast room is also extended and well appointed with a range of fitted units, including a breakfast bar, integrated oven and hob.

Upstairs, the first floor comprises three bedrooms, one of which has fitted wardrobes, and a family bathroom with a shower over the bath.

Externally, the property features a neat, low-maintenance gravelled garden at the front and a wide block paved driveway that offers parking for multiple cars, leading to a detached garage equipped with power, lighting, and up-and-over doors. The rear of the property features an enclosed block-paved courtyard garden.

This ideal family home is well placed within close proximity to reputable local primary and secondary schools, including Stockton Sixth Form College. It also offers easy access to shops, amenities, and the A66, providing good transport links for commuting.

£210,000



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HALL

DINING ROOM

9'11 x 11'7 (3.02m x 3.53m)

KITCHEN/BREAKFAST ROOM

18'6 x 7'9 (5.64m x 2.36m)

LOUNGE ROOM

18'6 x 13'2 (5.64m x 4.01m)

LANDING

BEDROOM ONE

10'6 x 13'3 (3.20m x 4.04m)

BEDROOM TWO

10'0 x 9'6 (3.05m x 2.90m)

BEDROOM THREE

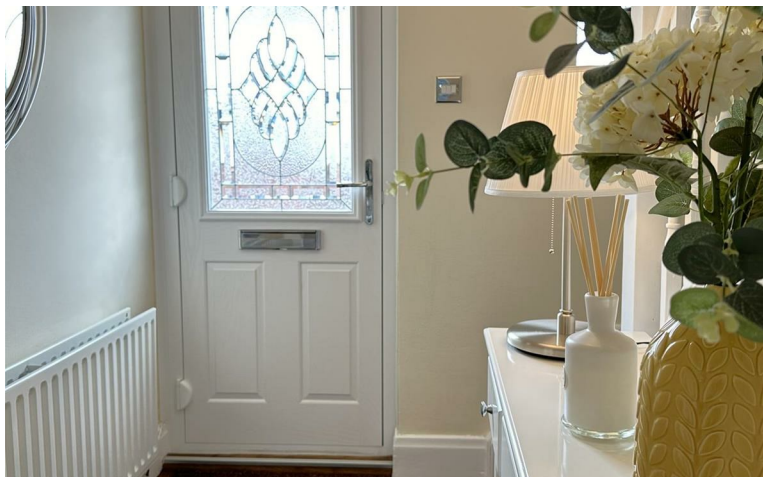
10'5 x 6'6 (3.18m x 1.98m)

BATHROOM

6'9 x 4'5 (2.06m x 1.35m)



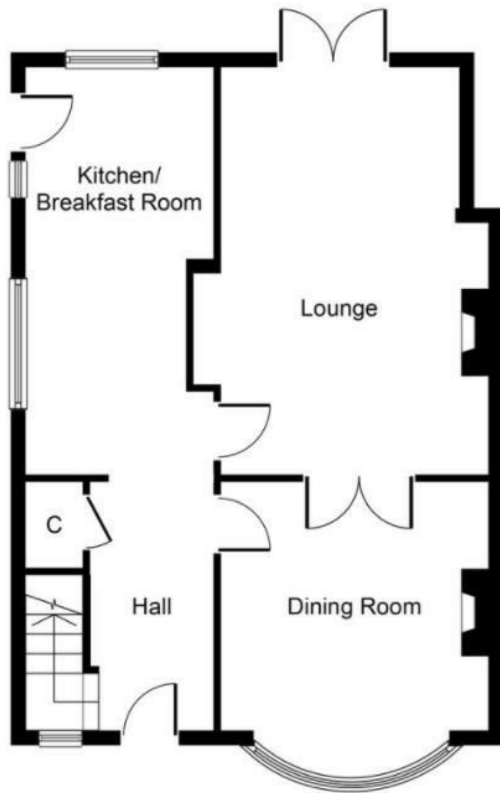
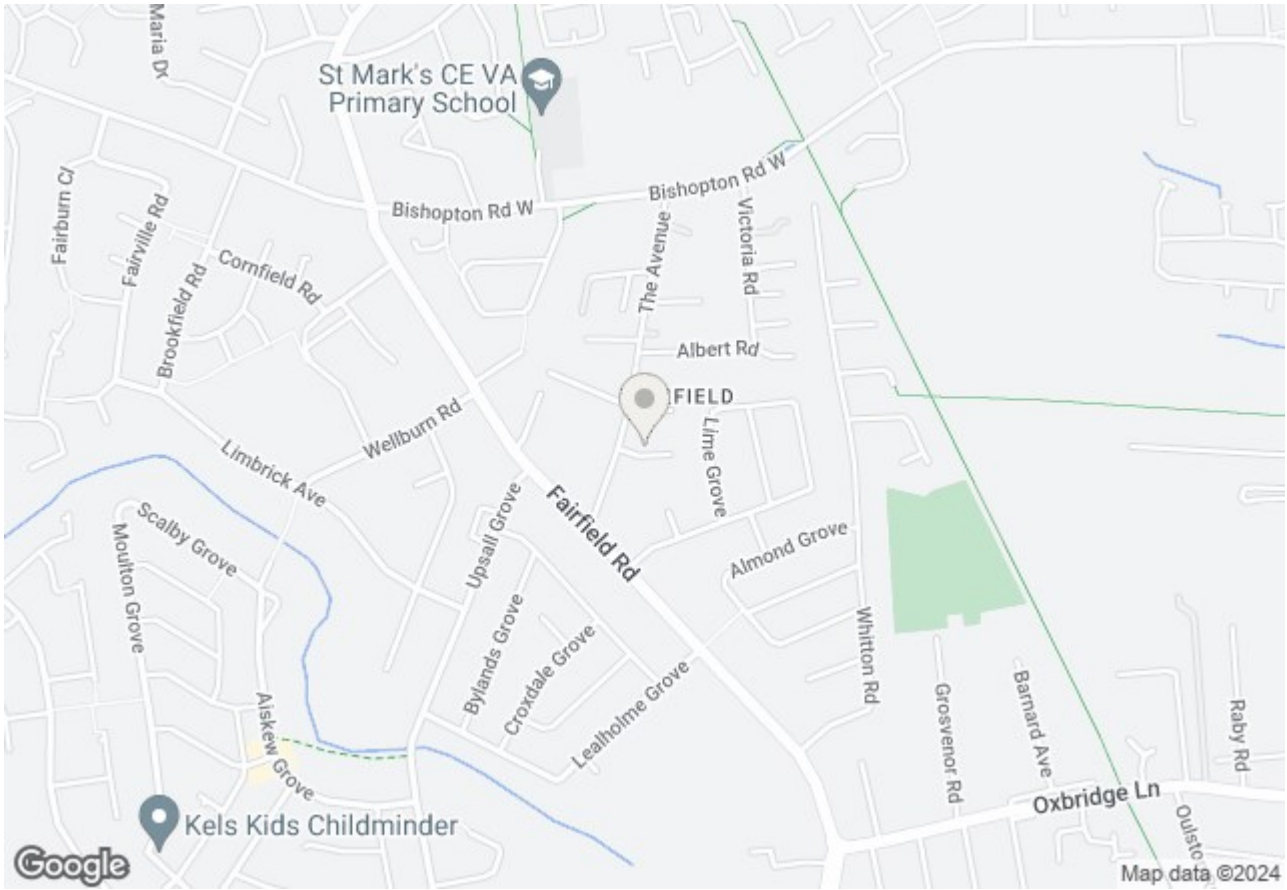
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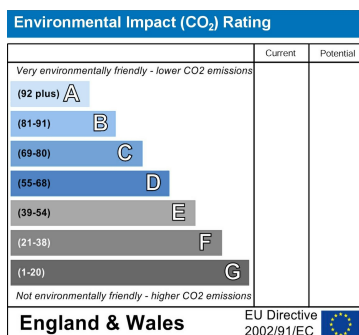
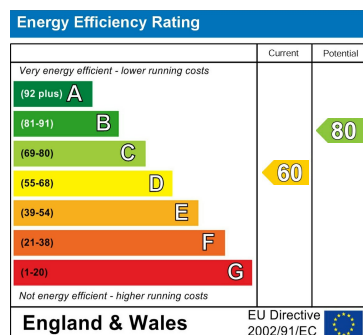
Ground Floor



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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VIEWING

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

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