



Welldale Crescent, Fairfield, Stockton-On-Tees, TS19 7HU

An immaculately presented 3 bedroom detached bungalow which has been completely transformed to showhome standards in recent years, with no expense spared. Upgrades include a new roof (original areas and extension), new heating, rewiring, replastering, new oak internal doors, Karndean flooring to many rooms, new windows, and refitted kitchen and bathroom. The long list of upgrades is matched by attention to detail and buyers will quickly appreciate that this is a special property.

The appeal continues outside, with a site approaching a fifth of an acre, offering lots of easy parking to the front, a large single garage/workshop and a wonderful rear/side garden with all the privacy you could want.

This double fronted home welcomes you with an L shaped hallway that leads to the living spaces. The spacious lounge/dining room leads to a delightful family room with a high pitched roof with roof lights, and bi-fold doors out to the rear garden, giving a sense of light and space.

The beautifully refitted kitchen/breakfast room boasts Silestone worktops, a wide variety of high gloss units including a breakfast island, and integrated double oven, induction hob, washing machine, dishwasher, and fridge/freezer. This modern, stylish kitchen is a true highlight of the home.

There are three good sized bedrooms, two with fitted wardrobes, and a newly refitted bathroom with a shower over the bath. The property also benefits from a professionally fitted loft ladder providing easy access to extra storage.

The large corner plot features a block paved driveway with space for several cars, the large garage with remote controlled electric door. The extensive side/rear private garden includes a patio area and a charming SUMMERHOUSE with an electric power supply, providing a perfect retreat during windy days. This home should be a perfect for families or those looking for single floor living space.

Asking Price £365,000



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HALL

LOUNGE/DINING ROOM
12'2 x 20'0 (3.71m x 6.10m)

FAMILY ROOM
15'4 x 10'9 (4.67m x 3.28m)

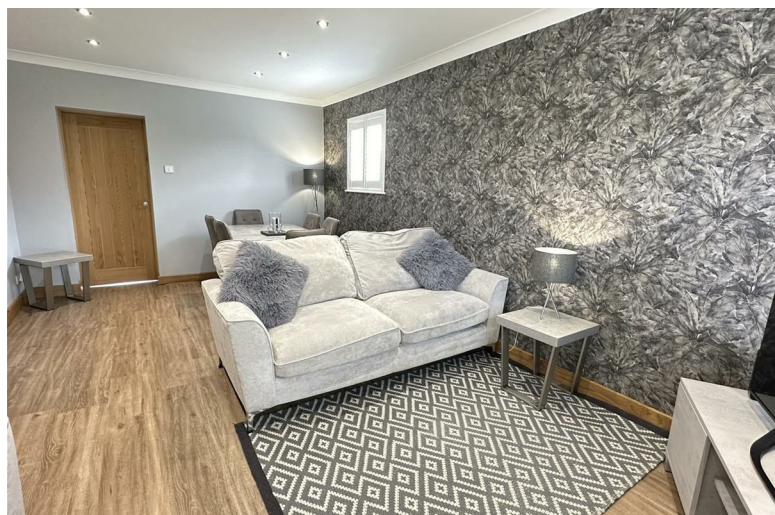
KITCHEN/BREAKFAST ROOM
9'4 x 14'2 (2.84m x 4.32m)

BEDROOM ONE
12'4 x 12'3 (3.76m x 3.73m)

BEDROOM TWO
11'9 x 11'0 (3.58m x 3.35m)

BEDROOM THREE
8'11 x 9'8 (2.72m x 2.95m)

BATHROOM
6'8 x 8'0 (2.03m x 2.44m)



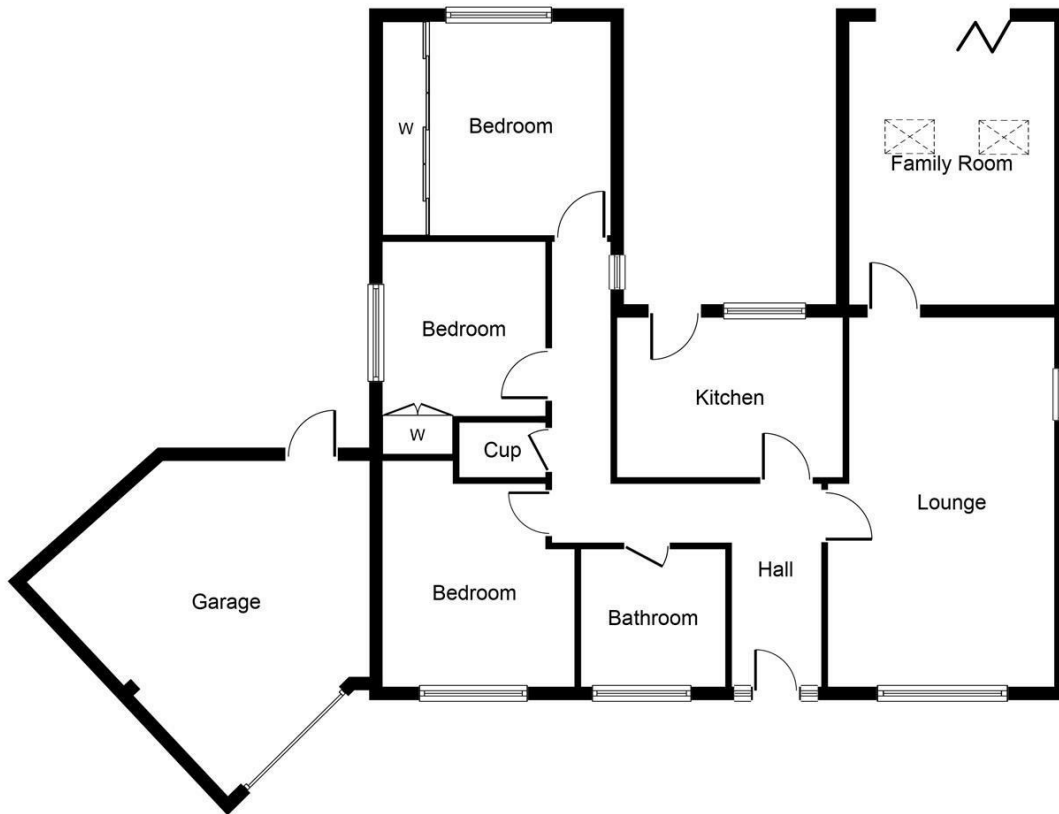
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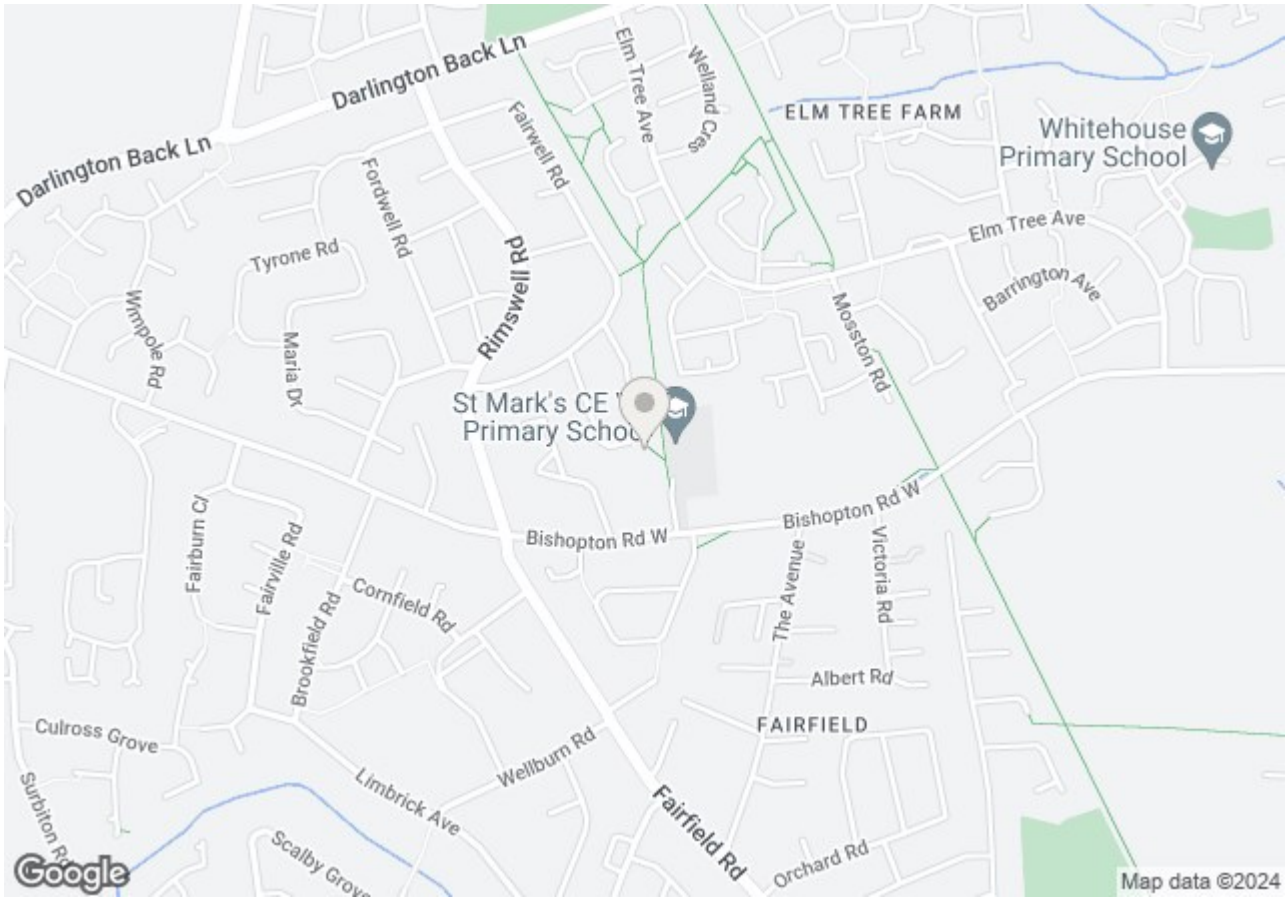


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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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