



## Gunnerside Road, Fairfield, Stockton-On-Tees, TS19 7NT

This first floor apartment in central Fairfield is available for sale with NO ONWARD CHAIN!

The property is accessed through an entry phone system into a communal hallway with staircase leading to the first floor. Accommodation includes an entrance hallway with composite door, spacious lounge with feature fireplace and kitchen, bathroom with shower over bath and 2 DOUBLE BEDROOMS, one of which benefits double French doors and Juliet balcony.

Outside there is communal parking provided at the rear, accessed via gates, along with a communal garden. The property is situated in a popular Fairfield location with easy access to local shops, bus routes, reputable schools, including St. Patricks Primary School and St Marks CE Primary School.

An ideal STARTER HOME for a FIRST TIME BUYER or an INVESTOR seeking a Buy to Let opportunity providing a potential income of £7,800pa

£75,000



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## HALL

## KITCHEN

10'4" x 8'8" (3.15m x 2.64m)

## LOUNGE

13'2" x 14' (4.01m x 4.27m)

## INNER HALL

## BEDROOM ONE

12'7" x 9'5" (3.84m x 2.87m)

## BATHROOM

8'8" x 4'8" (2.64m x 1.42m)

## BEDROOM TWO

11'10" x 10' (3.61m x 3.05m)

## Additional Information

### LEASE INFORMATION:

Ground rent = £10 per annum;

Insurance = £82.04 per annum;

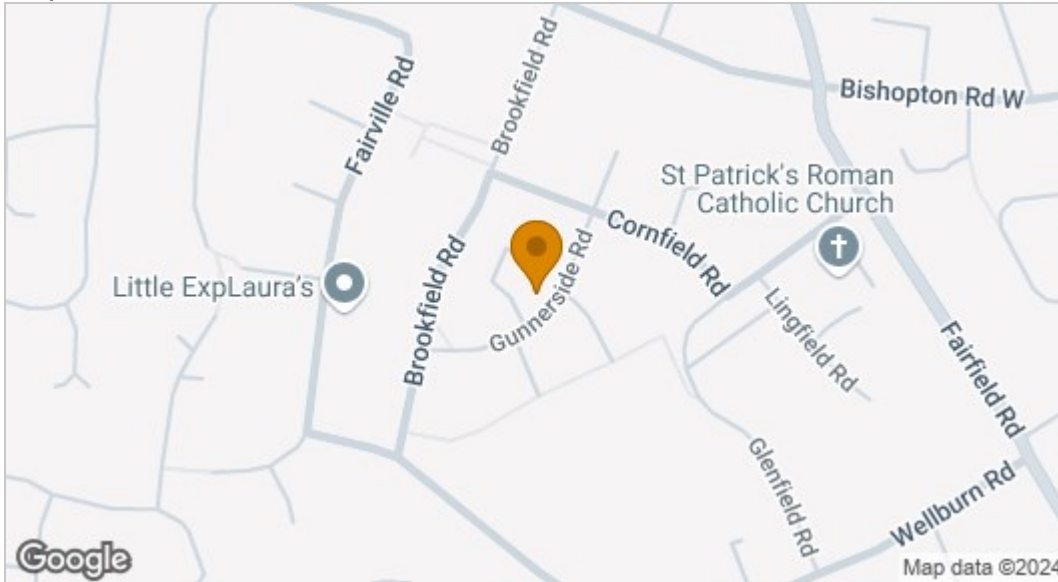
Maintenance Charge = £287.75 per annum; and

Service Charge = £172.50 per annum

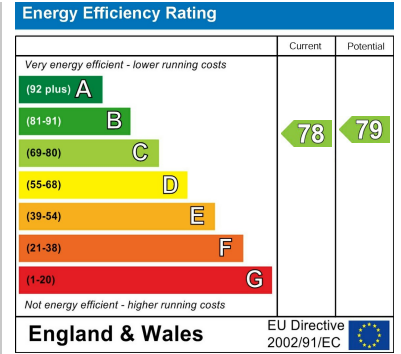




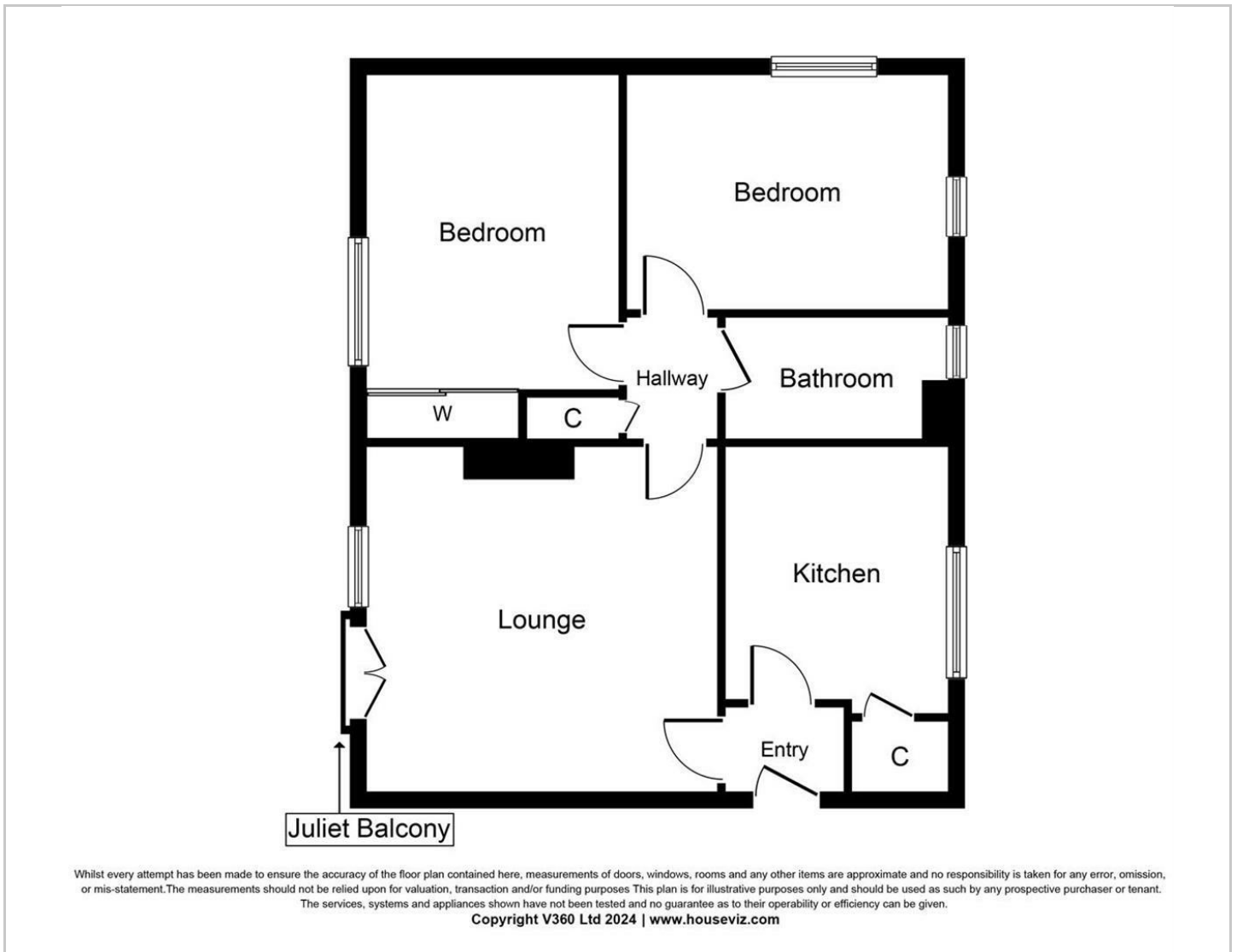
## Map



## EPC graph



## Floor Plan



## VIEWING

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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