



## Fairville Road, Fairfield, TS19 7NF

A charming three bedroom semi-detached dormer house in a sought after area of Fairfield is now available with NO CHAIN. This property is perfect for families and first-time buyers, offering easy access to local schools, shops, bus routes, and commuter links via the A66.

Upon entering, the hallway leads to a lounge featuring an electric fireplace. Adjacent to the lounge is the dining room, which has patio doors that open to the rear garden. The kitchen is well-equipped with a range of units, an integrated gas hob and oven, and space for a washing machine. A conveniently located bathroom completes the ground floor.

Upstairs, there are three well proportioned bedrooms, one of which includes mirror wardrobes. A shower room serves the upper level.

The property benefits from double glazed windows throughout and combi gas central heating, with a boiler installed in 2018. Additionally, the downstairs area was rewired in 2012, ensuring peace of mind for future occupants.

Externally, is a lawned garden and a long driveway at the front, offering plenty of off-road parking. The rear garden is designed for low maintenance, featuring a patio area and a gravelled section, along with a timber shed for extra storage. This delightful home presents an excellent opportunity to settle into a popular and convenient location.

Offers In The Region Of £160,000





# Fairville Road, Fairfield, TS19 7NF

HALL

LOUNGE

12'8" x 13'9" (3.86m x 4.19m)

DINING ROOM

11'10" x 8'11" (3.61m x 2.72m)

KITCHEN

11'10" x 8'2" (3.61m x 2.49m)

BATHROOM

8'1" x 4'10" (2.46m x 1.47m)

LANDING

BEDROOM ONE

14'6" x 10'1" (4.42m x 3.07m)

BEDROOM TWO

7'11" x 10'3" (2.41m x 3.12m)

BEDROOM THREE

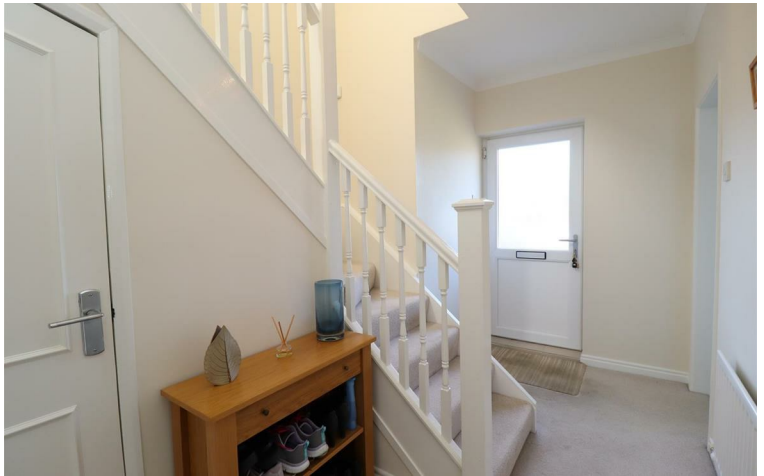
7'1" x 7'0" (2.16m x 2.13m)

SHOWER ROOM

7'1" x 3'5" (2.16m x 1.04m)

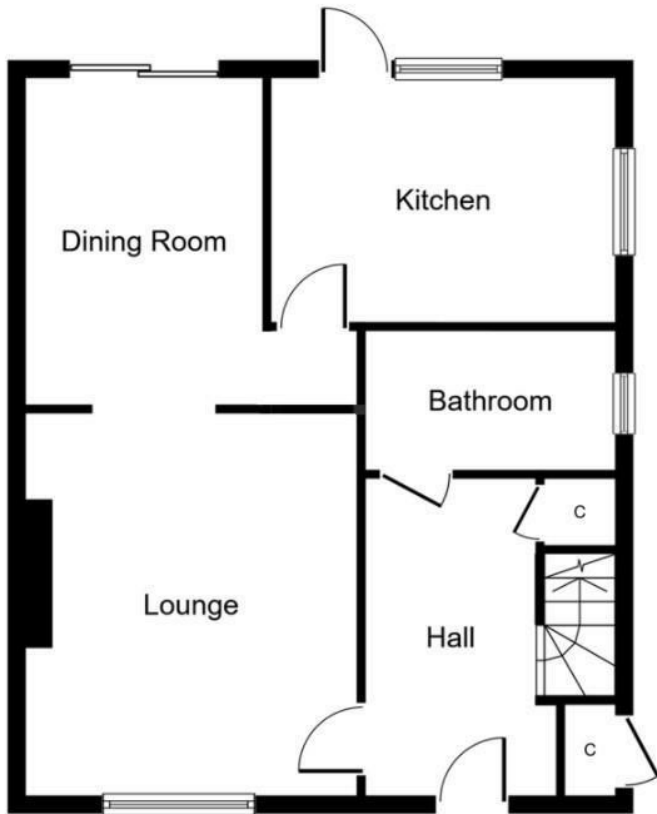


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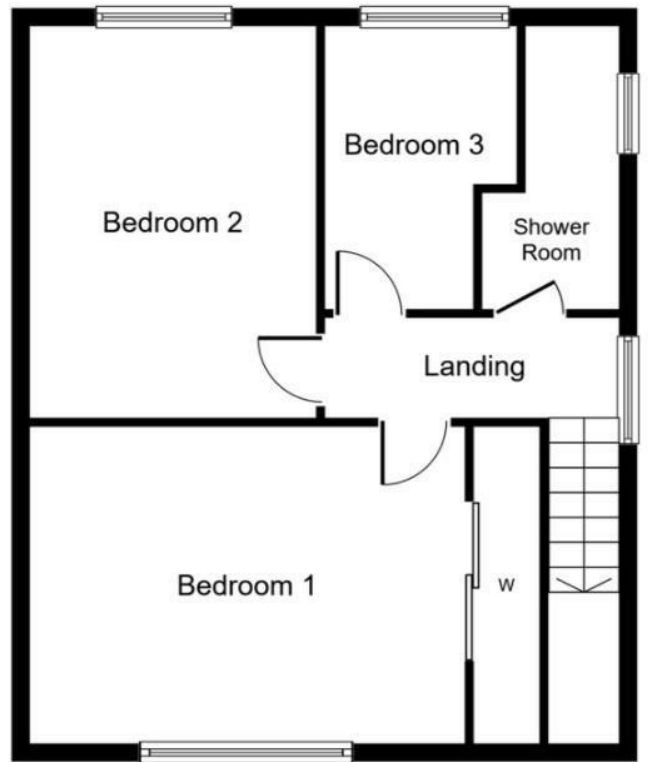




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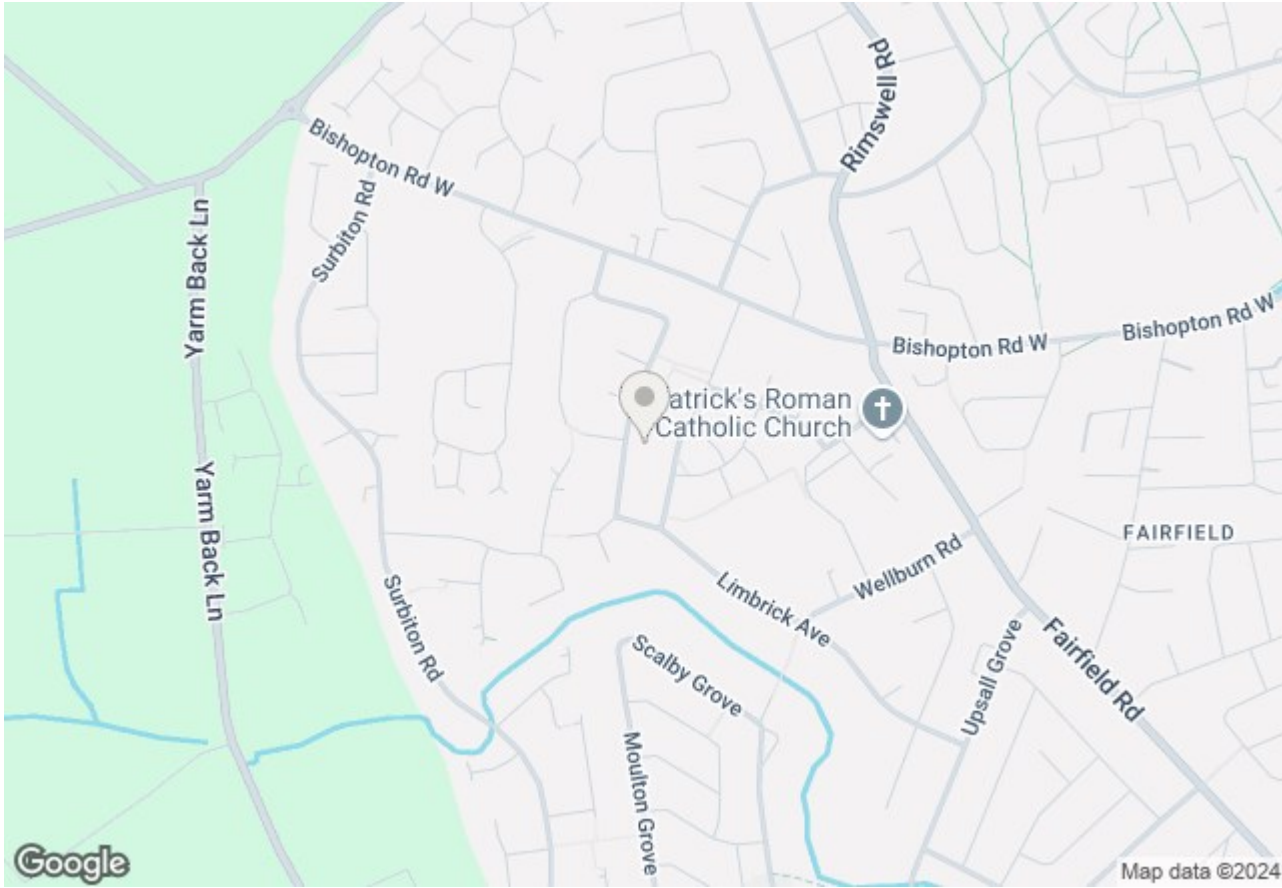


Ground Floor



First Floor

Tel: 01642 615657



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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 CO2 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 CO2 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.

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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