



## Oxbridge Lane, Fairfield, Stockton-On-Tees, TS18 4HS

This beautifully extended semi-detached home is a rare find and offers spacious and well presented living space in a highly sought after location. With a generous south-facing rear garden, ample parking, and close proximity to Hartburn Primary and Ian Ramsey Secondary School, this property would make an excellent choice for families.

The ground floor comprises a welcoming porch, hallway, a generous lounge with a charming bay window seat and fireplace, a separate dining room, and a family room with double French doors that open to the beautiful rear garden. The extended kitchen/breakfast room is equipped with integrated appliances, including a fridge freezer and dishwasher, and leads to a rear lobby and convenient downstairs WC.

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On the first floor, the property features three double bedrooms, two of which come with built-in wardrobes, the good size family bathroom benefits both a separate shower enclosure and bath, with an additional separate WC for added convenience.

The property is set back from the road, sitting on a large site with a substantial block-paved driveway offering space for approximately six cars, plus a detached garage. The beautifully maintained rear garden offers the perfect space for outdoor relaxation and family activities.

Retaining period features, the home exudes character and charm while also benefiting from gas central heating, double glazing, a house alarm, and a partially boarded loft.

We highly recommend an early viewing to avoid missing the opportunity to purchase this impressive home.

Offers In The Region Of £325,000





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PORCH

HALL

LOUNGE  
17'1" x 12'5" < 15'5" (5.21m x 3.78m < 4.70m)

DINING ROOM  
15'2" x 13'2" (4.62m x 4.01m)

FAMILY ROOM  
14'11" x 11' (4.55m x 3.35m)

KITCHEN/BREAKFAST ROOM 18'11" x 14'11" > 87" (5.77m x 4.55m > 26.52m)

BACK PORCH

DOWNSTAIRS WC  
5'5" x 3'4" (1.65m x 1.02m)

LANDING

BEDROOM ONE  
17'3" x 12' (5.26m x 3.66m)

BEDROOM TWO  
15'4" x 13'3" (4.67m x 4.04m )

BEDROOM THREE  
13'3" x 10'6" (4.04m x 3.20m)

BATHROOM  
13'6" x 7'2" (4.11m x 2.18m)

WC  
7'2" x 3'1" (2.18m x 0.94m)

AML PROCEDURE To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.





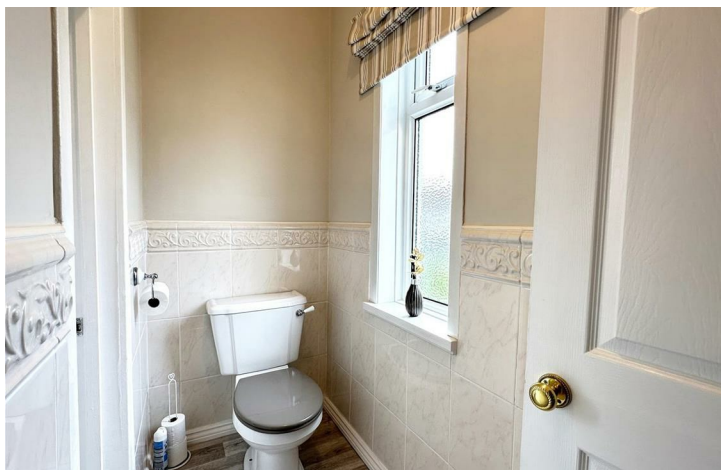






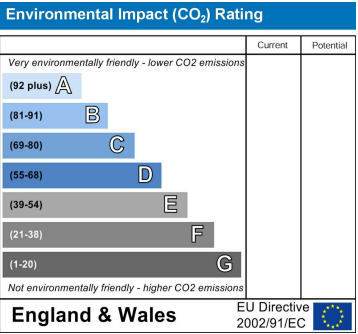
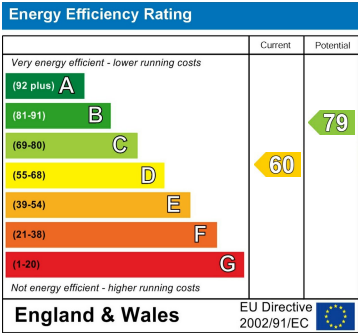
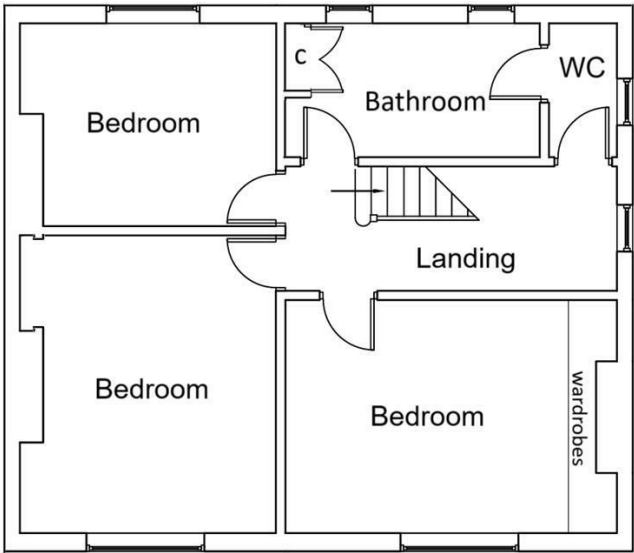
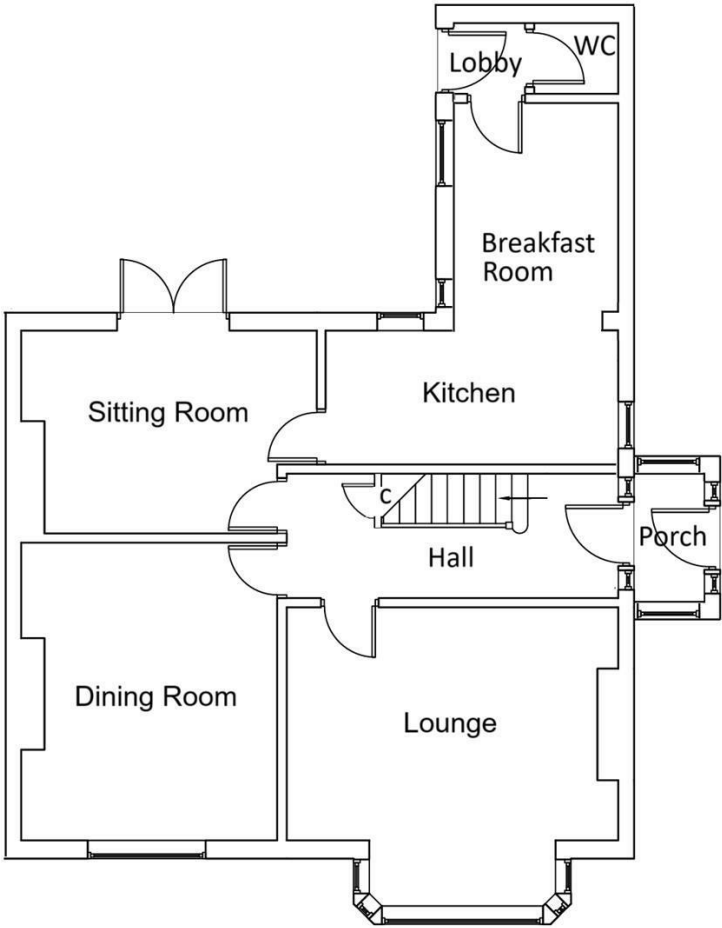


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**VIEWING**  
Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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17 Bishop Street, Stockton on Tees, TS18 1SY  
stockton@gowlandwhite.co.uk