



## Fairfield Close, Fairfield, Stockton-On-Tees, TS19 7HH

This beautifully presented three bedroom dormer bungalow with a garage and wonderful south-facing garden, is located at the end of a cul-de-sac in a sought-after area of Fairfield.

The ground floor features a spacious lounge with a bay window and a feature stove effect electric fire. The kitchen/dining room offers high gloss units, a breakfast bar, and a five-ring range cooker, complemented by a utility room with matching units, a sink, and laundry space. Part of the garage, currently sub-divided, and including a central heating radiator, is used as a gym, accessed from the utility. The third bedroom, currently a family room, has French doors leading to the rear garden. A convenient downstairs W/C completes the ground floor layout.

Upstairs, there are two double bedrooms, one which is particularly large and with built-in wardrobes and eaves storage. The stylish bathroom includes both a separate bath and a shower cubicle. The property benefits from gas central heating (boiler new 2024) and double glazing throughout.

Externally, the block paved driveway provides off-road parking for several cars. The private, low maintenance rear garden features an artificial lawn, large block paved patio areas enjoying its sunny position, and an archway leading to a private, paved side garden with a summerhouse.

This ideal family home is within easy reach of well regarded primary and secondary schools, Stockton Sixth Form College, shops, and amenities. It also offers convenient access to the A66 for commuting.

£350,000





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## HALL

## LOUNGE

17'3" x 11'0" (5.26m x 3.35m)

## BEDROOM THREE/FAMILY ROOM

10'11" x 13'3" (3.33m x 4.04m)

## KITCHEN/DINING ROOM

23'2" x 11'4" (7.06m x 3.45m)

## UTILITY ROOM

9'8" x 7'0" (2.95m x 2.13m)

## GYM

10'7" x 9'5" (3.23m x 2.87m)

## STORE

4'4" x 9'5" (1.32m x 2.87m)

## W/C

5'3" x 4'0" (1.60m x 1.22m)

## LANDING

## BEDROOM ONE

20'0" x 15'3" (6.10m x 4.65m)

## BEDROOM TWO

15'3" x 11'7" (4.65m x 3.53m)

## BATHROOM

8'10" x 8'2" (2.69m x 2.49m)

## 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.

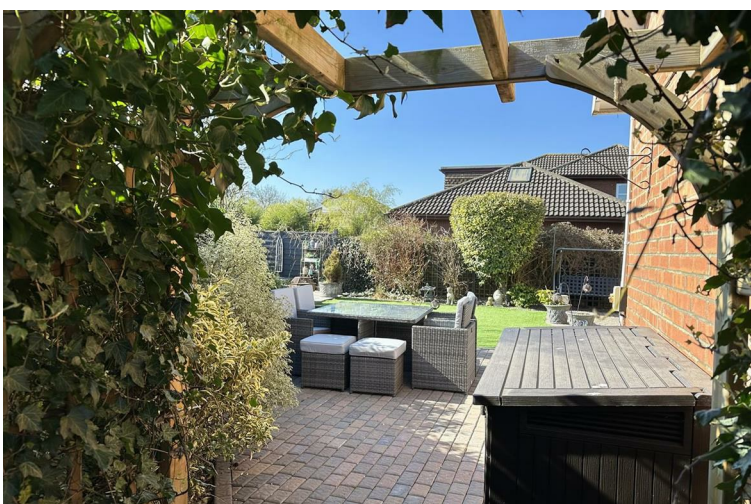
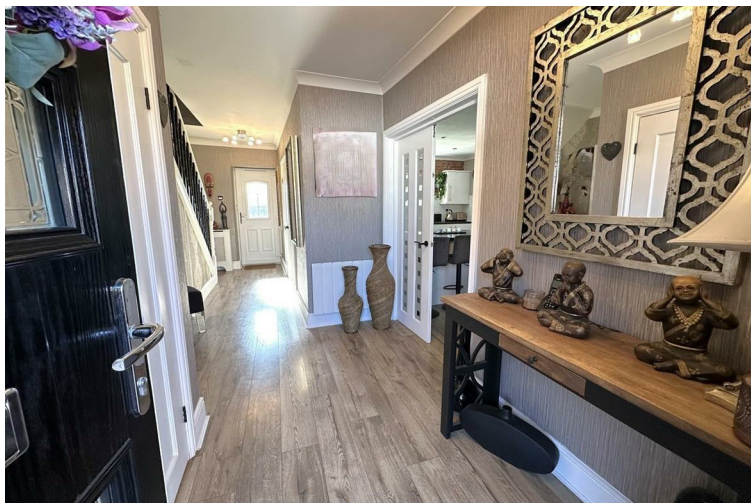




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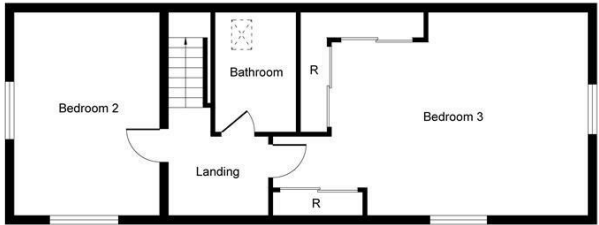




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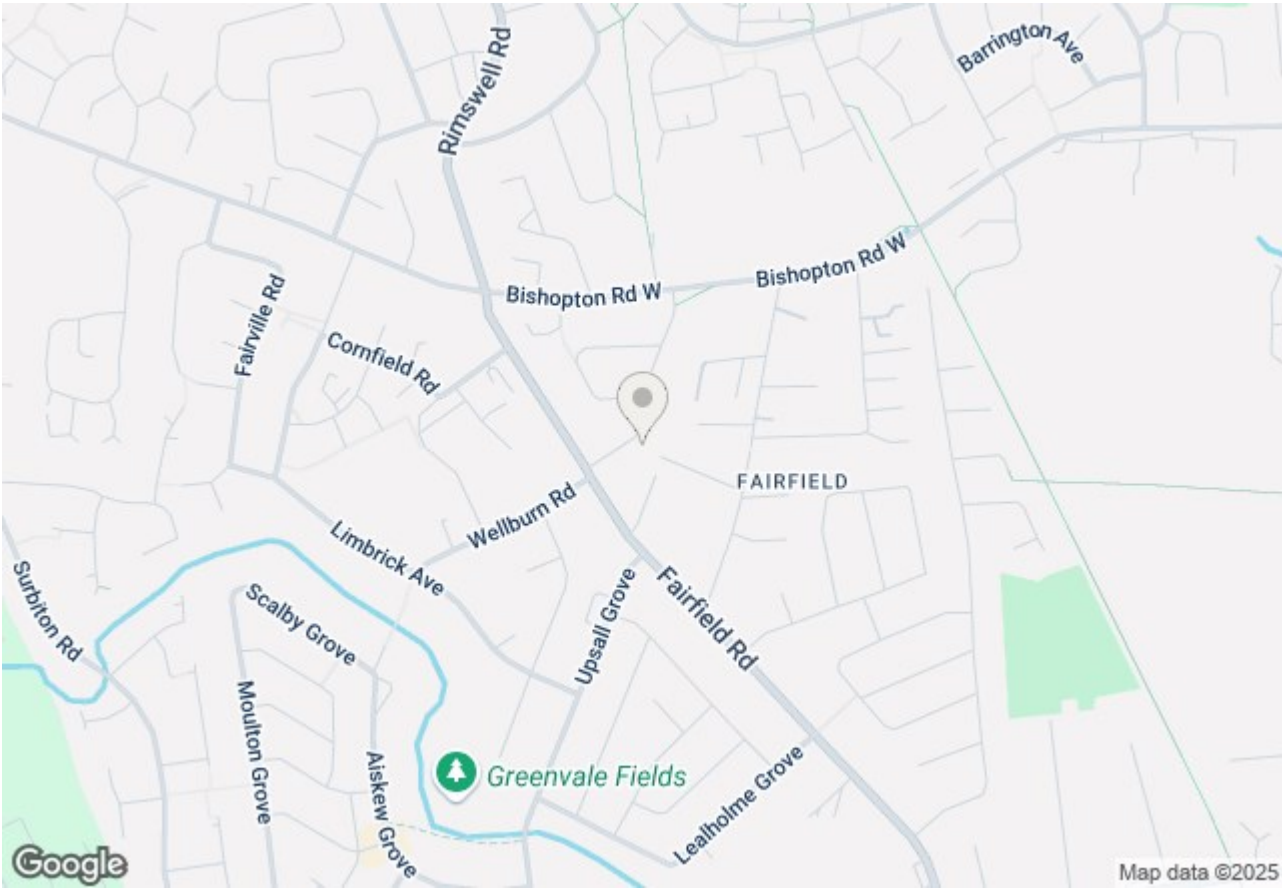
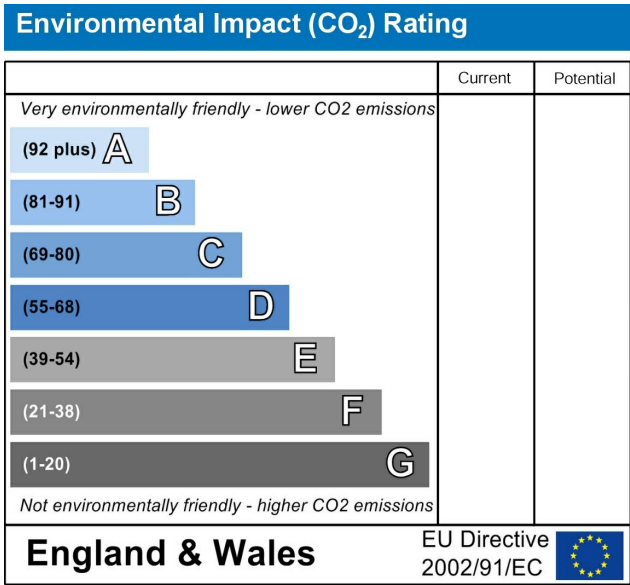
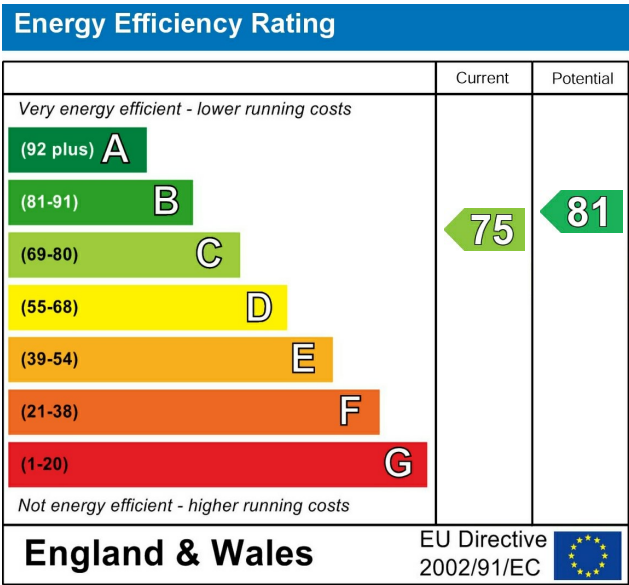
Ground Floor



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