



Kingsley Road, Fairfield, Stockton-On-Tees, TS18 5AQ

SOLD WITHIN 7 DAYS!! No onward chain !! This charming semi-detached home offers the perfect blend of traditional character and modern convenience, making it an ideal choice for first time buyers and families in search of space, comfort, and a cul-de-sac location. Beautifully presented throughout and ready to move straight into.

On the ground floor, the accommodation begins with a bright entrance hall, complete with a newly fitted composite door. The lounge is enhanced by a large bay window that fills the room with natural light and bespoke shelving. A separate dining room, which can easily serve as a second sitting room, continues the thoughtful design with more custom shelving and a log burner-style gas fireplace, providing a focal point. The well-equipped kitchen includes a walk-in pantry cupboard along with an integrated hob, oven, and dishwasher, while a handy utility room offers access to the garden and a convenient ground floor WC. Upstairs, the property has three bedrooms, one of which benefits from built-in wardrobes. The family bathroom is fitted with a shower over the bath. To the rear, a generous and private garden with lawn and small patio area provides a wonderful outdoor space for relaxation or entertaining.

Situated within walking distance of popular schools and local amenities, and offering excellent public transport and road links across Teesside and beyond, this home is perfectly placed for family life. Additional highlights include gas central heating, UPVC double glazing, a wide block-paved driveway and an electric car charger.

£200,000



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HALL

LOUNGE

12'8" x 11'7" (3.86m x 3.53m)

SITTING ROOM

14'10" x 11'7" (4.52m x 3.53m)

KITCHEN

10'2" x 7' (3.10m x 2.13m)

UTILITY

7' x 6'1" (2.13m x 1.85m)

DOWNSTAIRS WC

4' x 2'11" (1.22m x 0.89m)

LANDING

BEDROOM ONE

14'2" x 11'9" (4.32m x 3.58m)

BEDROOM TWO

11'9" x 11'5" (3.58m x 3.48m)

BEDROOM THREE

7' x 6'11" (2.13m x 2.11m)

BATHROOM

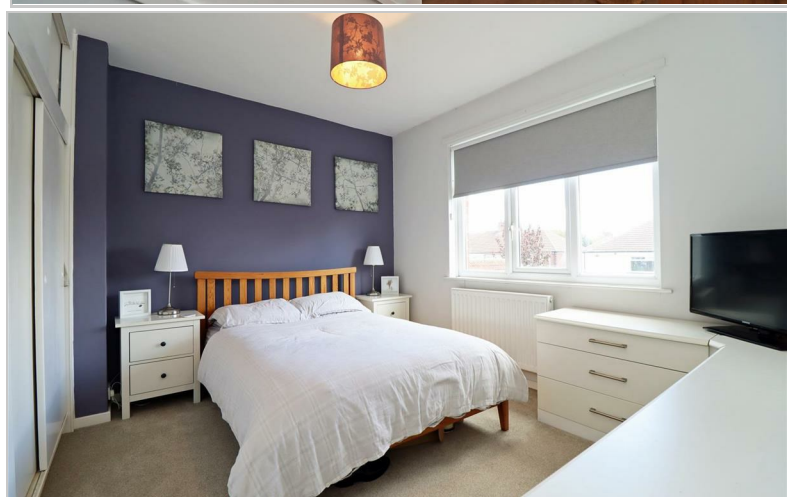
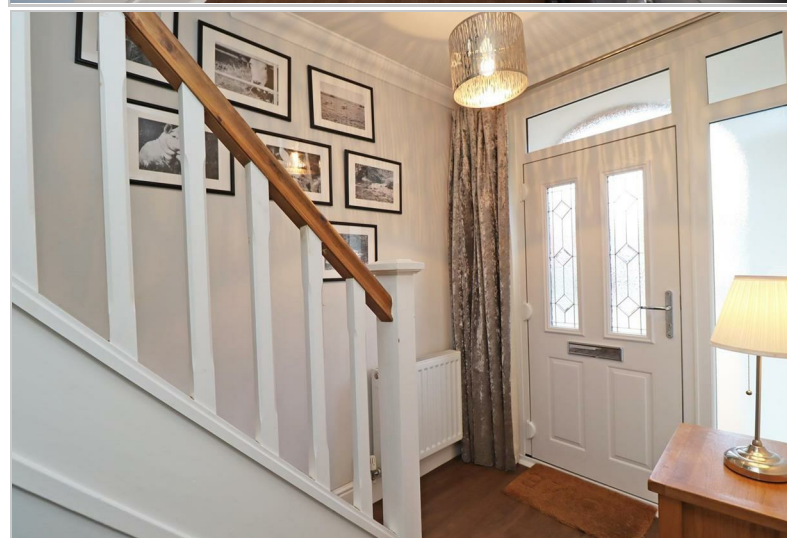
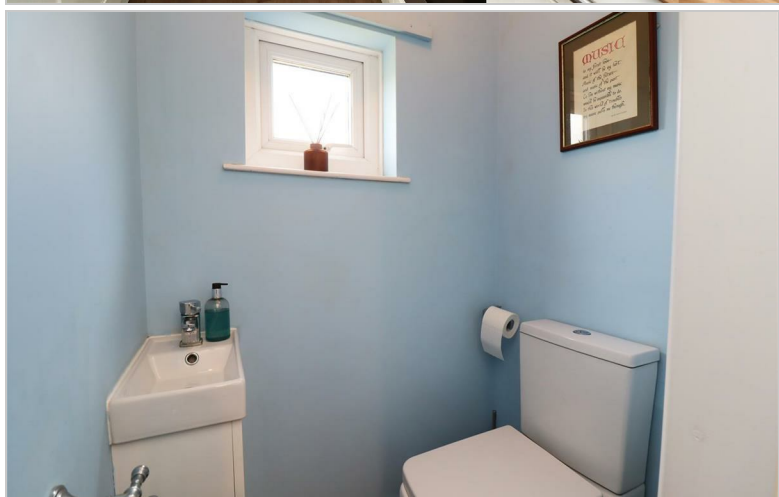
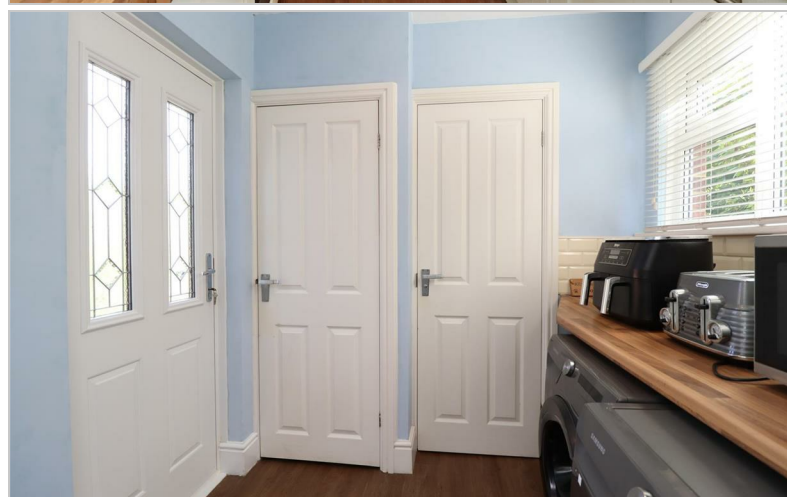
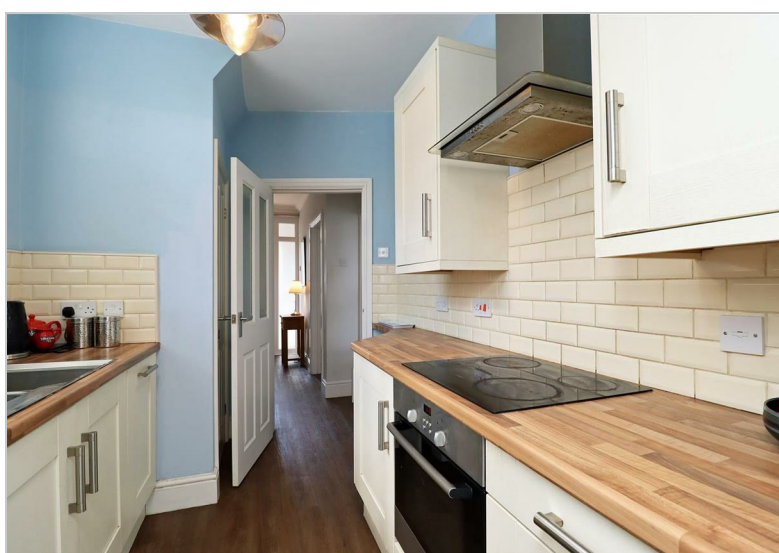
7'3" x 6'11" (2.21m x 2.11m)

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.



Tel: 01642 615657

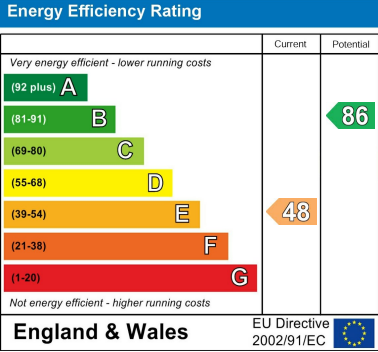




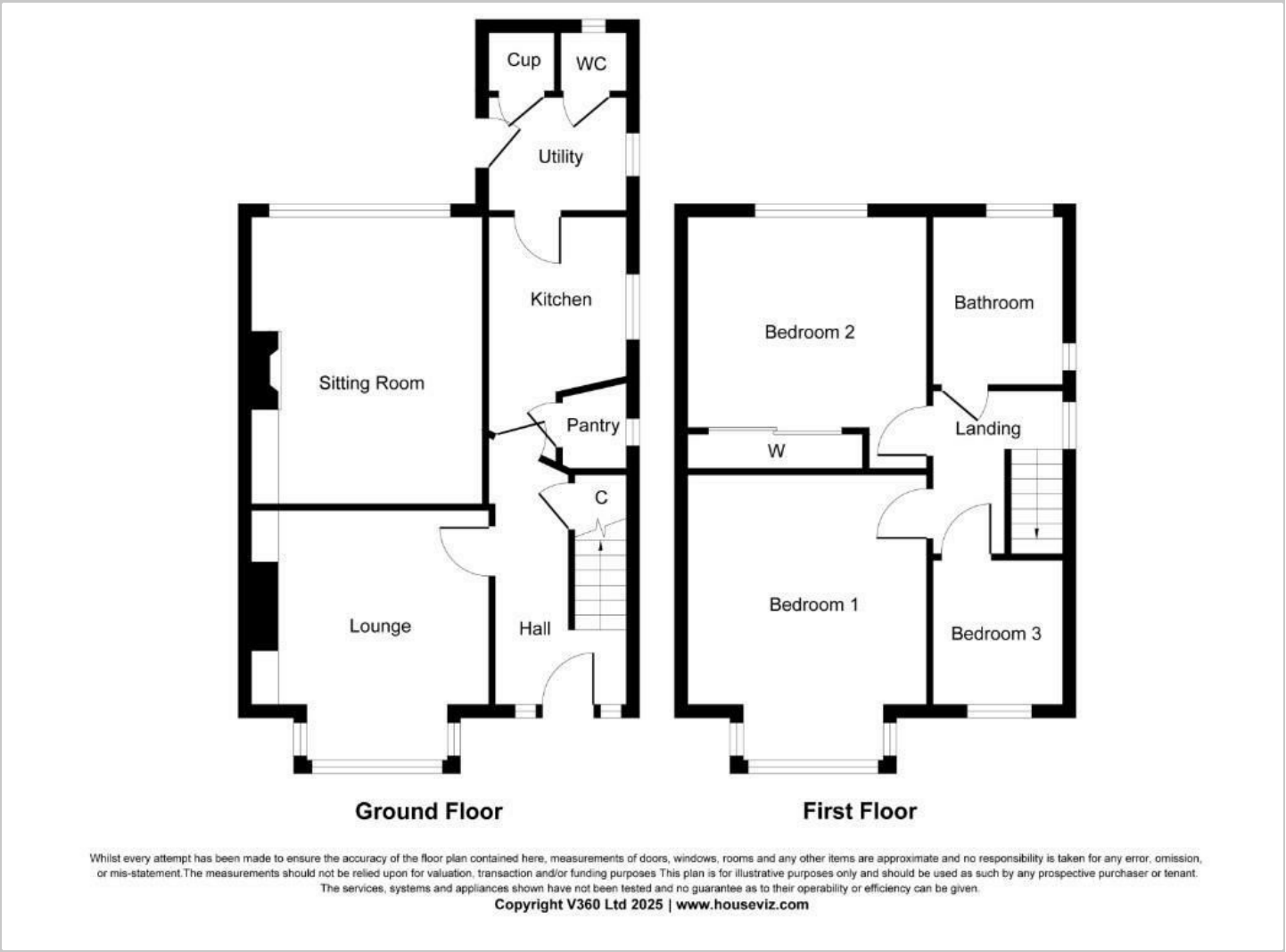
Map



EPC graph



Floor Plan



VIEWING

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

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