



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

 3  1  2  E

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)

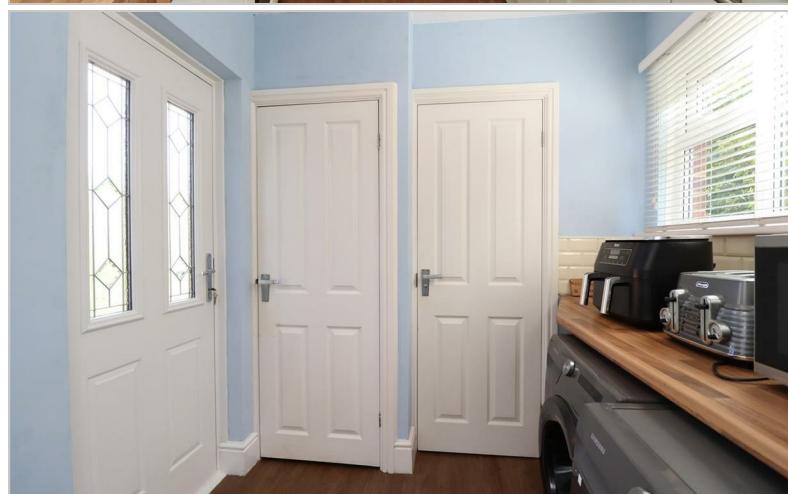
BATHROOM

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

AML PROCEDURE

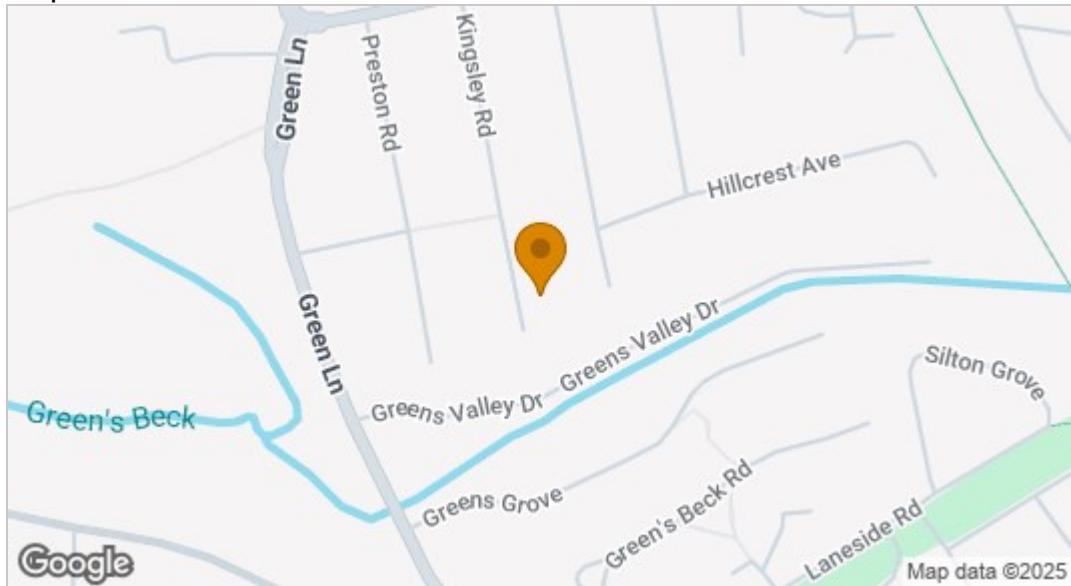
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Map



EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan



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.

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VIEWING

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