



## Surbiton Road, Fairfield, Stockton-On-Tees, TS19 7SF

Situated in a popular and convenient Fairfield location, this two bedroom semi-detached home benefits from a south west facing rear garden and is ideal for first time buyers, investors, or those looking to downsize.

The entrance porch opens into a lounge, updated to include a modern media wall that cleverly conceals a compact home office behind sliding doors, a thoughtful addition for flexible living.

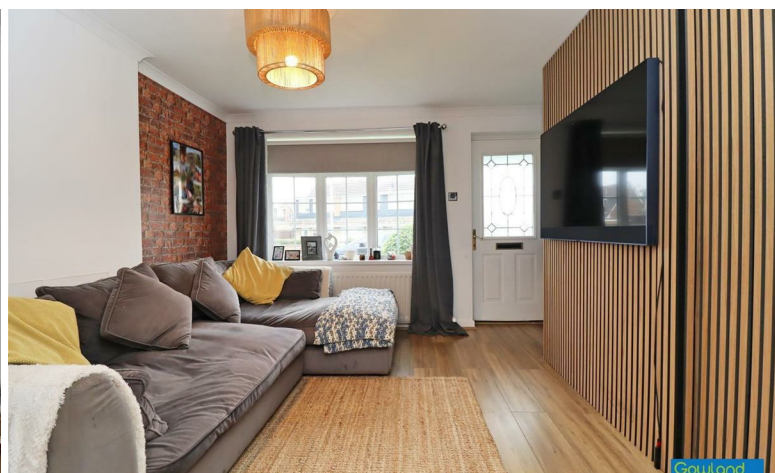
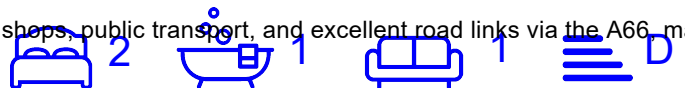
At the rear, the fitted kitchen provides ample workspace and storage, along with space for casual dining. French doors open out to a sunny garden that features a lawn, patio, and decking area, perfect for outdoor dining or relaxation. The garden also provides direct access to the detached garage.

Upstairs are two comfortable bedrooms. A family bathroom completes the upper floor, offering a bath with overhead shower, WC, and wash basin.

Externally, the home benefits from off-road parking on a private driveway leading to the detached garage and a lawned front garden.

Fairfield is a highly regarded area, well served by reputable schools, local shops, public transport, and excellent road links via the A66, making this a fantastic location for easy, everyday living.

Offers Over 2135,000





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PORCH

LOUNGE

12'5" x 11'8" (3.78m x 3.56m)

KITCHEN/DINING ROOM

13'3" x 8'10" (4.04m x 2.69m )

LANDING

BEDROOM ONE

11'7" x 10' (3.53m x 3.05m)

BEDROOM TWO

9'2" x 6'10" (2.79m x 2.08m)

BATHROOM

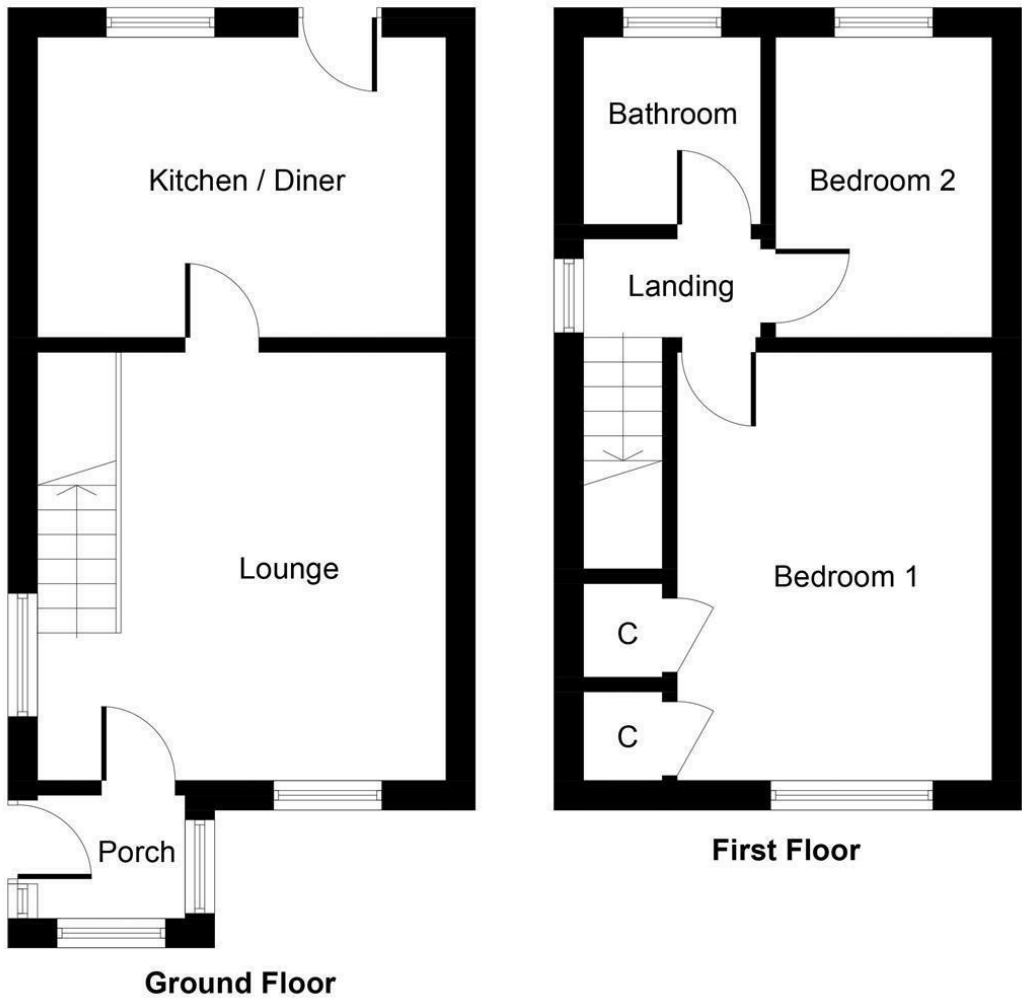
6'1" x 6'1" (1.85m x 1.85m)

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.



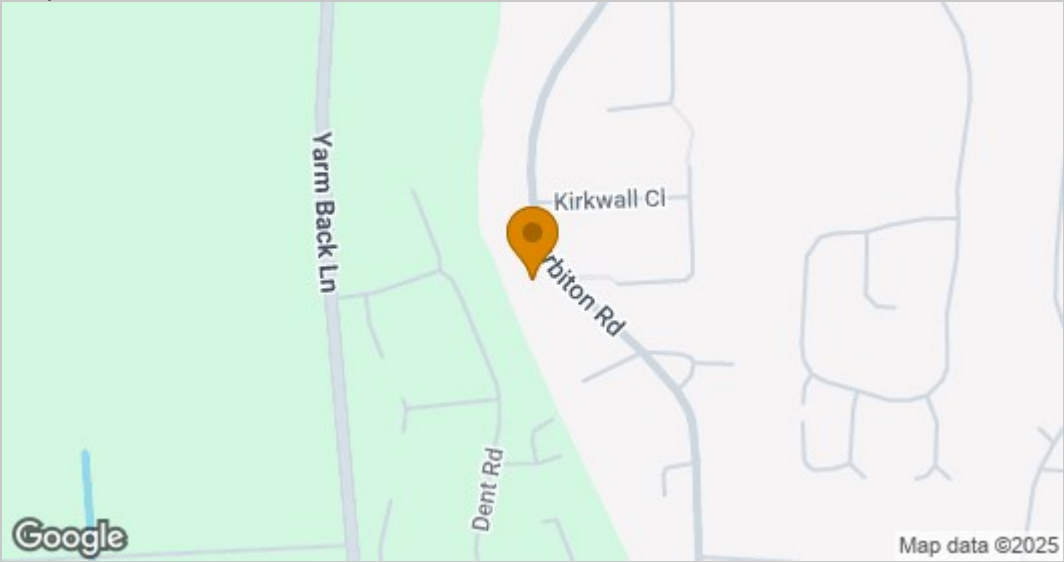
Floor Plan



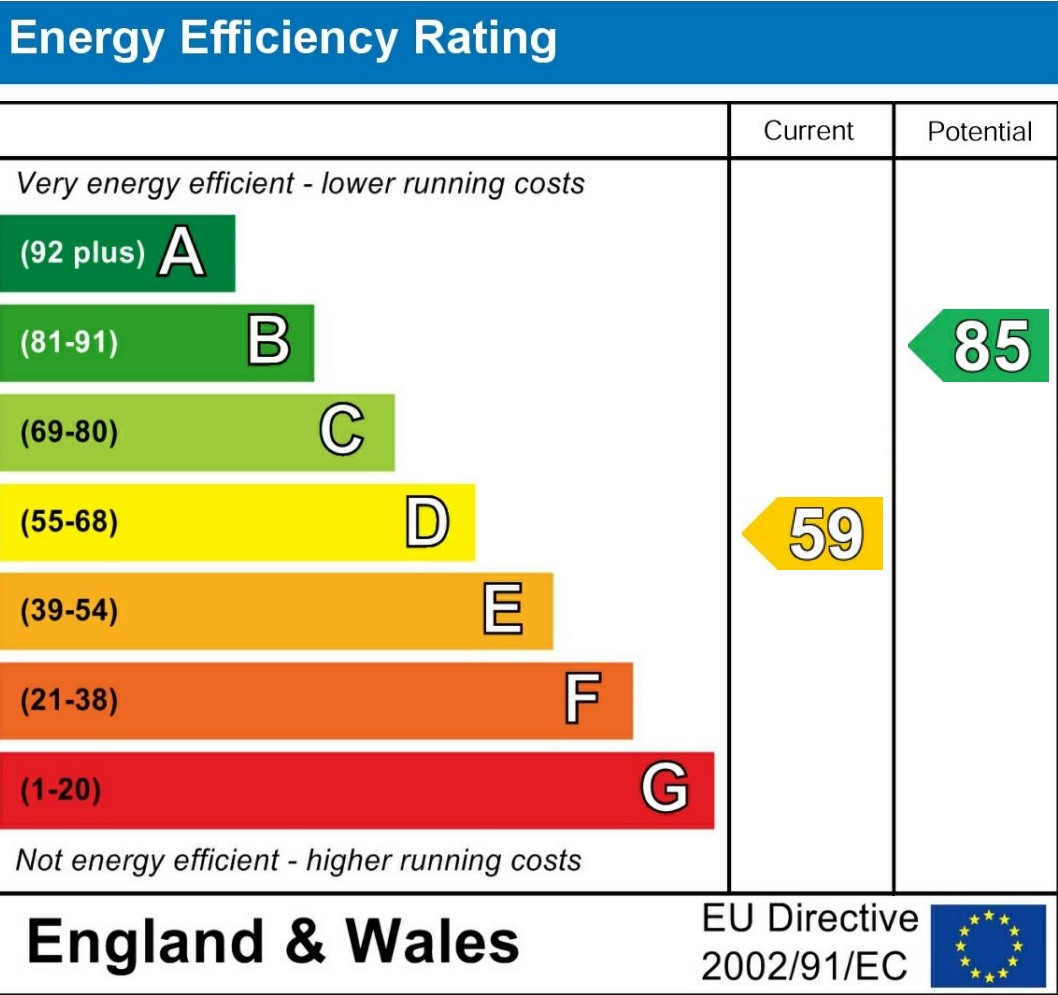
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Map



EPC graph



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

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