



Croxton Close, Fairfield, Stockton-On-Tees, TS19 7SW

Offered with no onward chain, this extended three bedroom semi-detached home is set in a cul-de-sac in the popular Fairfield area. With a detached garage, spacious layout, and recent updates, it's an ideal choice for first time buyers and growing families.

The property features new carpets and flooring, along with neutral décor throughout, offering a fresh and move-in-ready feel. The ground floor comprises of a hallway leading to a spacious open plan lounge, dining room, and family room with patio doors opening onto the rear garden. The kitchen is fitted with a range of units and includes an integrated oven, five ring hob, and extractor. A convenient downstairs WC completes the ground floor.

Upstairs, there are three well proportioned bedrooms, with bedroom two benefitting from a useful walk-in cupboard. A modern family bathroom with both a separate bath and shower completes the accommodation.

The home is warmed by gas central heating with recently installed radiators and is fully double glazed.

Externally, the property offers a lawned front garden and a long driveway leading to a detached garage, providing ample off-road parking. To the rear is a private, enclosed garden with a lawn and established hedge, offering a good level of privacy.

Located close to well regarded primary and secondary schools, the home also provides easy access to local shops, amenities, and excellent transport links via the A66 and regular bus routes.

Offers Over £170,000



HALL

LOUNGE

13'5" x 10'4" (4.09m x 3.15m)

DINING ROOM

13'7" x 9'1" (4.14m x 2.77m)

FAMILY ROOM

8'7" x 8'3" (2.62m x 2.51m)

KITCHEN

10'10" x 7'4" (3.30m x 2.24m)

DOWNSTAIRS WC

5'11" x 2'8" (1.80m x 0.81m)

LANDING

BEDROOM ONE

14'4" x 10'1" (4.37m x 3.07m)

BEDROOM TWO

11' x 10'5" (3.35m x 3.18m)

BEDROOM THREE

9'9" x 6'9" (2.97m x 2.06m)

BATHROOM

7'6" x 6'1" (2.29m x 1.85m)

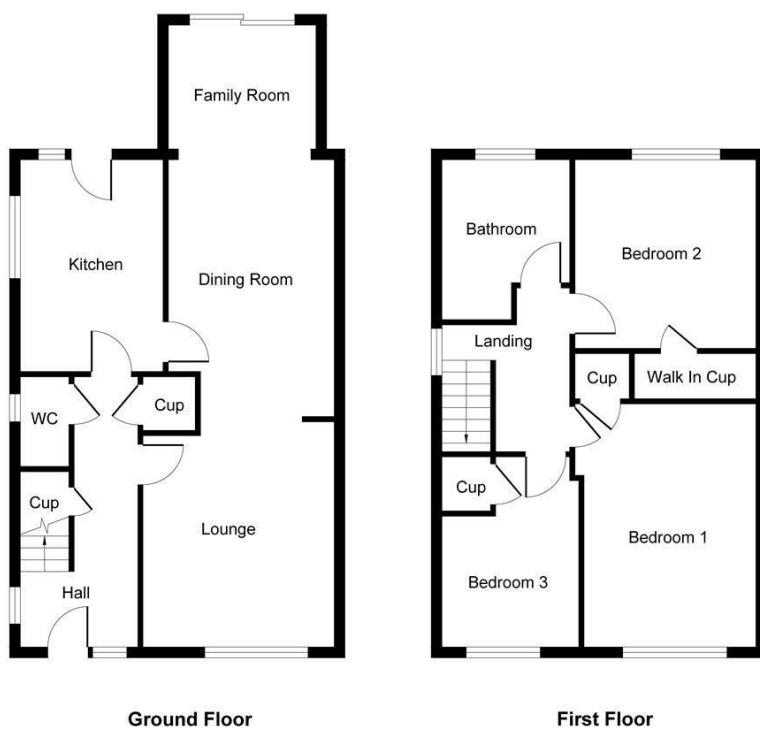
AML PROCEDURE

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.



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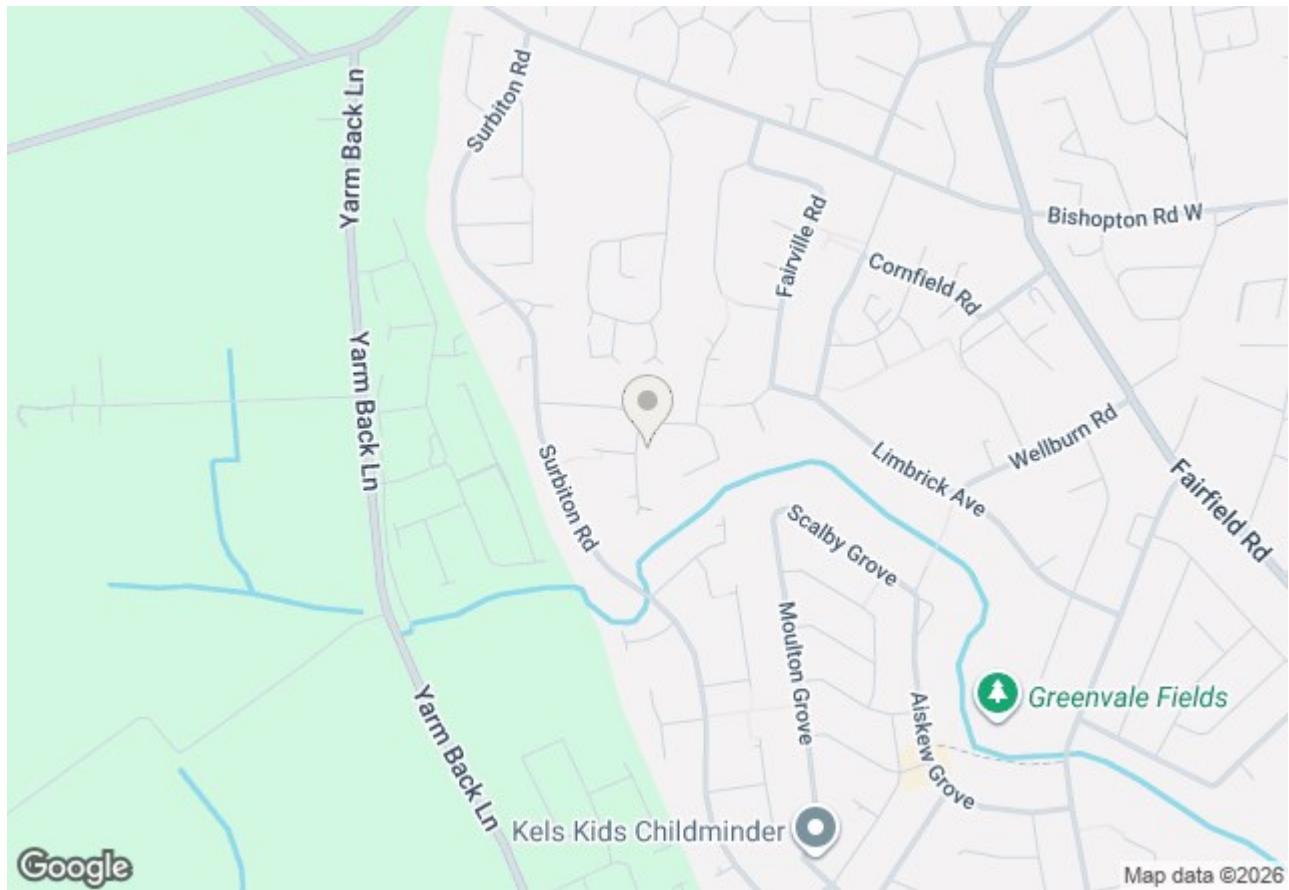
Ground Floor

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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Tel: 01642 615657



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Tel: 01642 615657