



Maria Drive, Fairfield, Stockton-On-Tees, TS19 7JN

This beautifully presented and thoughtfully extended three bedroom semi-detached home offers stylish, spacious living in a location that is particularly popular with families, whilst also being perfectly suited to first-time buyers looking for a property ready to move straight into.

The accommodation benefits from gas central heating and double glazing throughout, with the windows having been installed in recent years, providing both comfort and energy efficiency. On entering the property, an entrance porch leads into a welcoming lounge, the impressive open plan kitchen and dining area, fitted with a modern Shaker-style kitchen and a quality range of integrated appliances including a fridge/freezer, two ovens, electric hob and dishwasher, offers both practicality and style for everyday family life and entertaining. This flows seamlessly into a bright family room, enhanced by French doors opening onto the rear garden.

To the first floor, there are three bedrooms along with a refitted family bathroom featuring a modern suite and shower over the bath.

Externally, the property continues to impress. A block paved driveway to the front provides ample off road parking and leads to a garage, ideal for additional storage or secure parking. The rear garden enjoys a good degree of privacy, with a lawn and patio area perfect for relaxing or entertaining during the warmer months. The front benefits from an attractive outlook across a greenbelt area.

Set within easy reach of reputable local schools, amenities and transport links, this immaculate home combines comfort, convenience and modern living, making it an excellent opportunity for a wide range of buyers.

£199,950



PORCH

LOUNGE

16'6" x 12'8" (5.03m x 3.86m)

KITCHEN/DINING ROOM

16'6" x 10'5" (5.03m x 3.18m)

FAMILY ROOM

14' x 9'1" (4.27m x 2.77m)

LANDING

BEDROOM ONE

12'11" x 9'7" (3.94m x 2.92m)

BEDROOM TWO

10'10" x 9'11" (3.30m x 3.02m)

BEDROOM THREE

6'11" x 6'5" (2.11m x 1.96m)

BATHROOM

6'5" x 5'8" (1.96m x 1.73m)

AML PROCEDURE

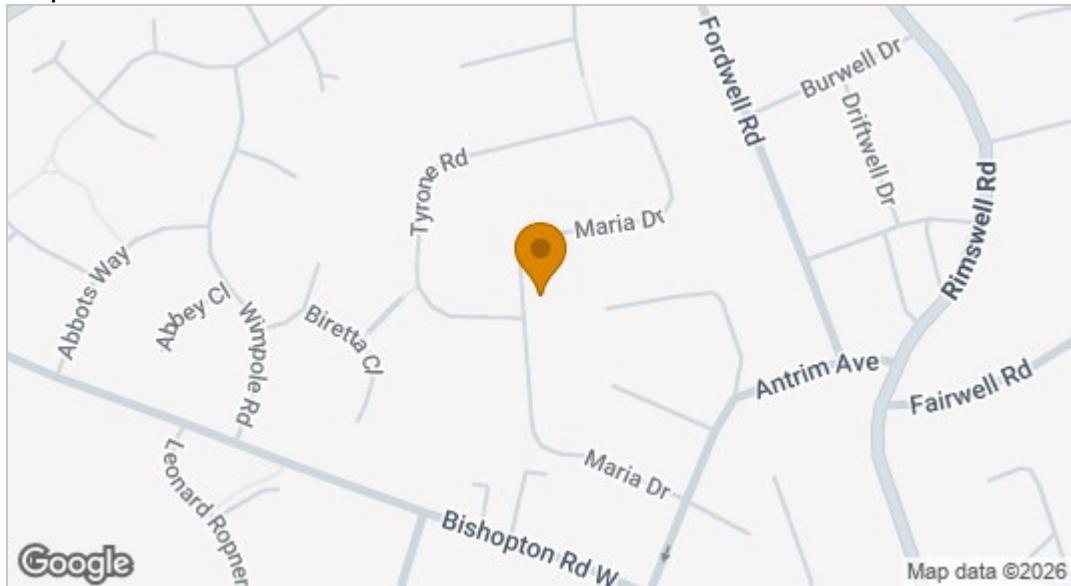
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.







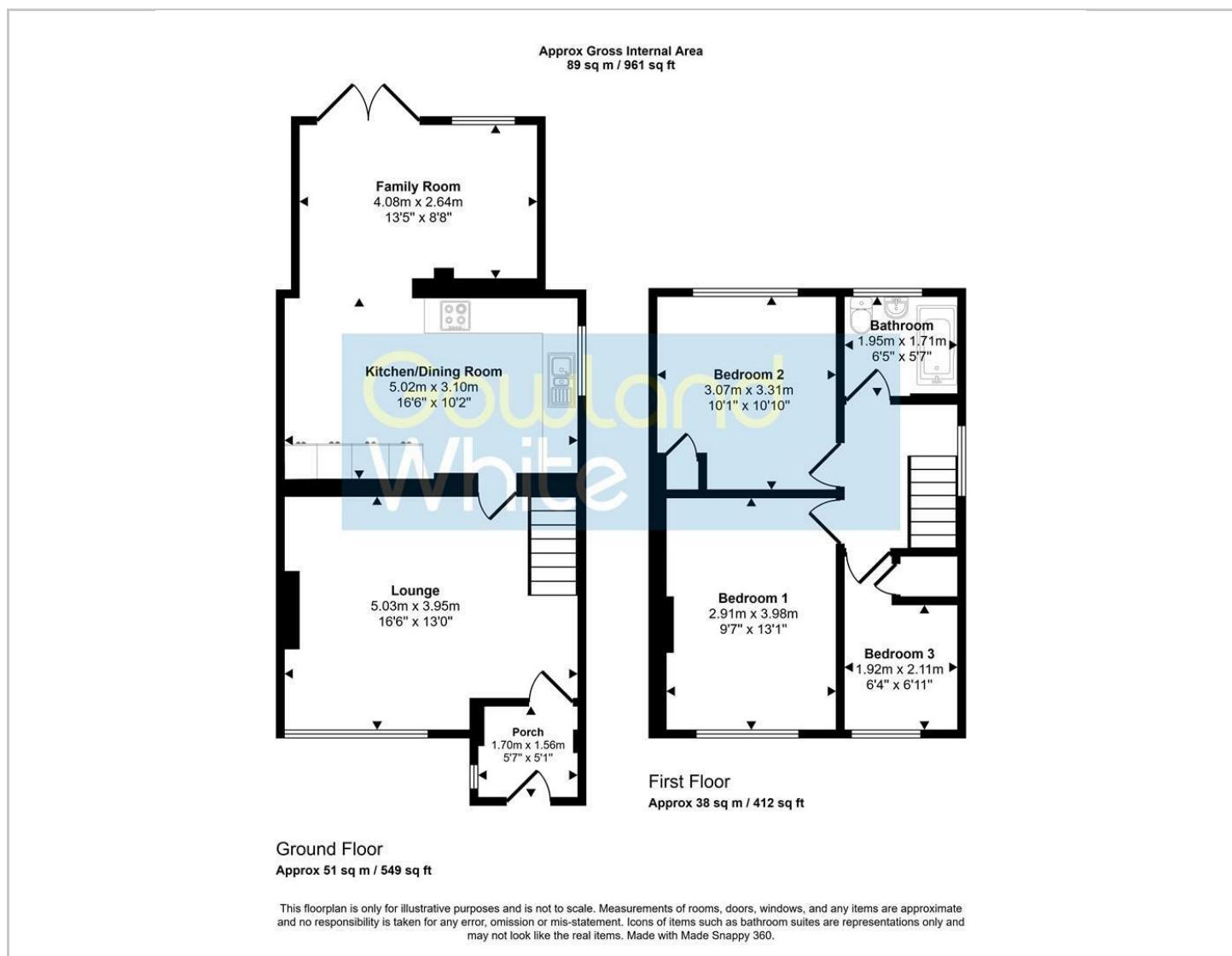
Map



EPC graph

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

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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