



Merville Avenue, Fairfield



Guide Price £180,000 - £190,000



16 Merville Avenue

Stockton-On-Tees

Offers Invited Between £180,000 and £190,000

Nestled in a peaceful cul-de-sac, this charming three-bedroom semi-detached house is an ideal choice for first-time buyers and families. Boasting a driveway and garage, this property offers the convenience of gas central heating and UPVC double glazing. As you step inside, you're greeted by an inviting entrance hall leading to a cosy lounge with a bay window, a dining room that seamlessly flows into the kitchen, a bright bathroom, and three well-proportioned bedrooms. Outside, the garden to the rear provides a private sanctuary for outdoor relaxation or family gatherings.

This property truly offers the perfect blend of indoor comfort and outdoor enjoyment, making it a wonderful place to call home.

While we have made efforts to ensure the accuracy of the information provided in our sales particulars, please note that we have gathered this information from the seller. Should you require further details or clarification on any specific matter, we kindly request you to contact our office where we are ready to gather evidence or conduct further investigations on your behalf.

It is important to note that Northgate has not tested any of the services, appliances, or equipment within this property. Therefore, we strongly recommend that prospective buyers arrange for their independent surveys or service reports before finalising the purchase of the property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E



Entrance Hall

14' 0" x 5' 11" (4.26m x 1.80m)

Lounge

12' 10" x 11' 5" (3.92m x 3.47m)

Dining Room

12' 1" x 11' 5" (3.68m x 3.47m)

Kitchen

19' 4" x 7' 4" (5.90m x 2.23m)

Landing

8' 4" x 5' 11" (2.55m x 1.80m)

Bathroom

7' 5" x 5' 9" (2.25m x 1.76m)

Bedroom One

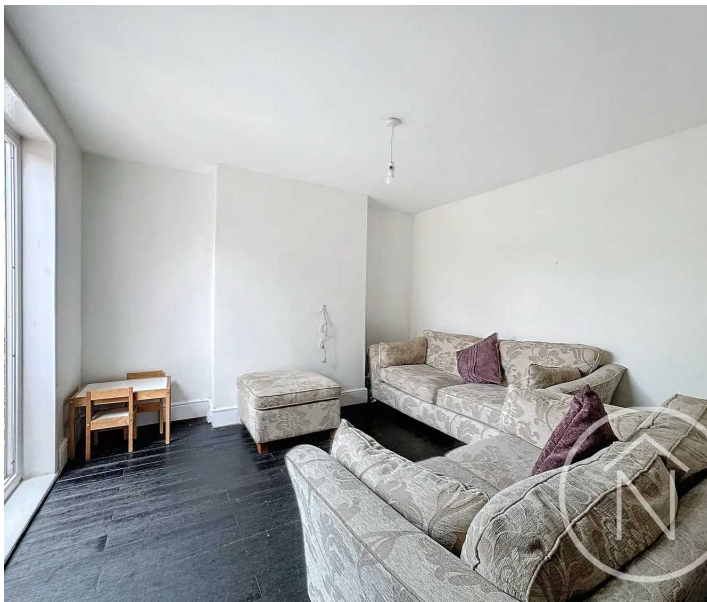
12' 2" x 11' 5" (3.71m x 3.47m)

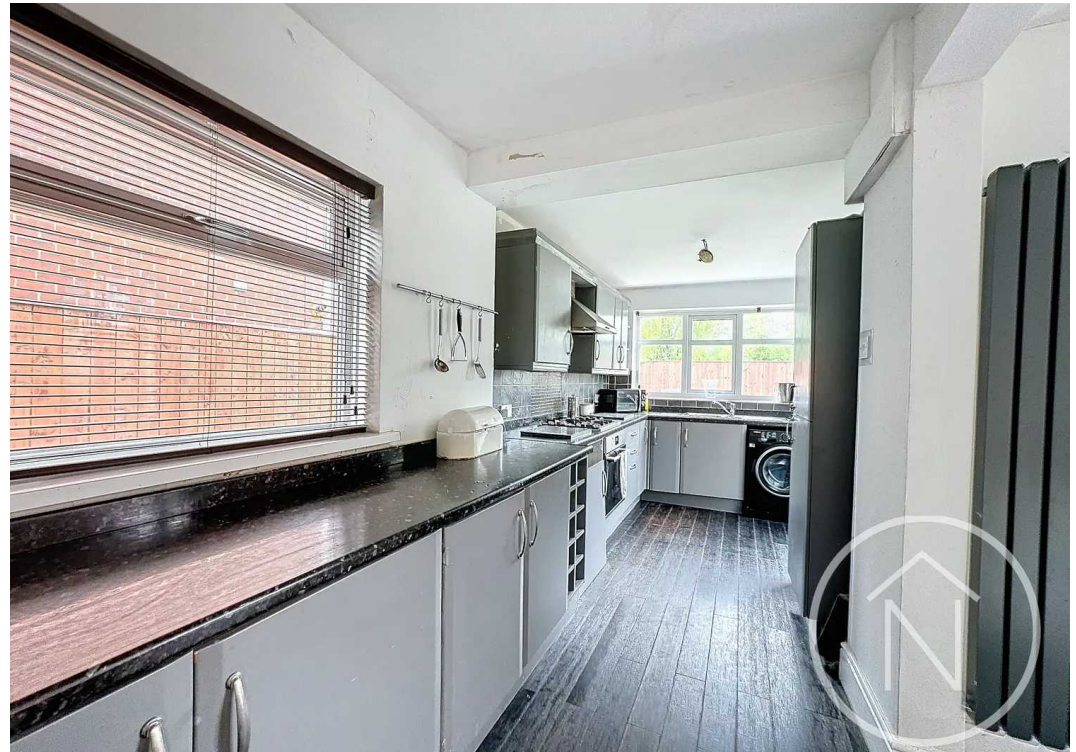
Bedroom Two

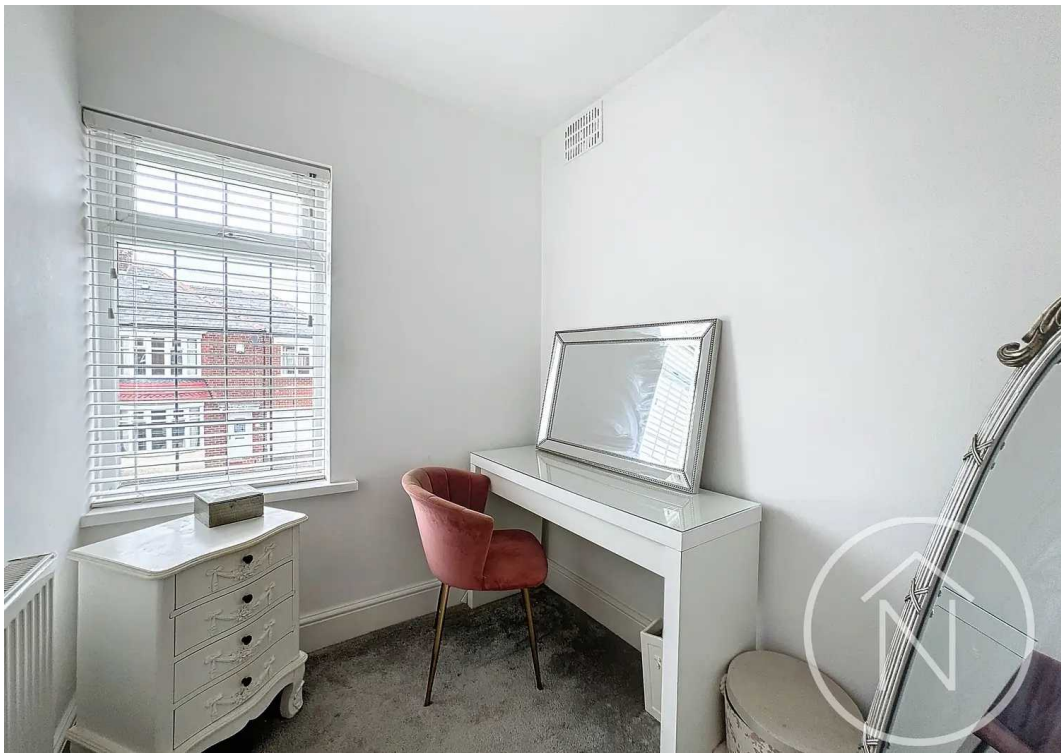
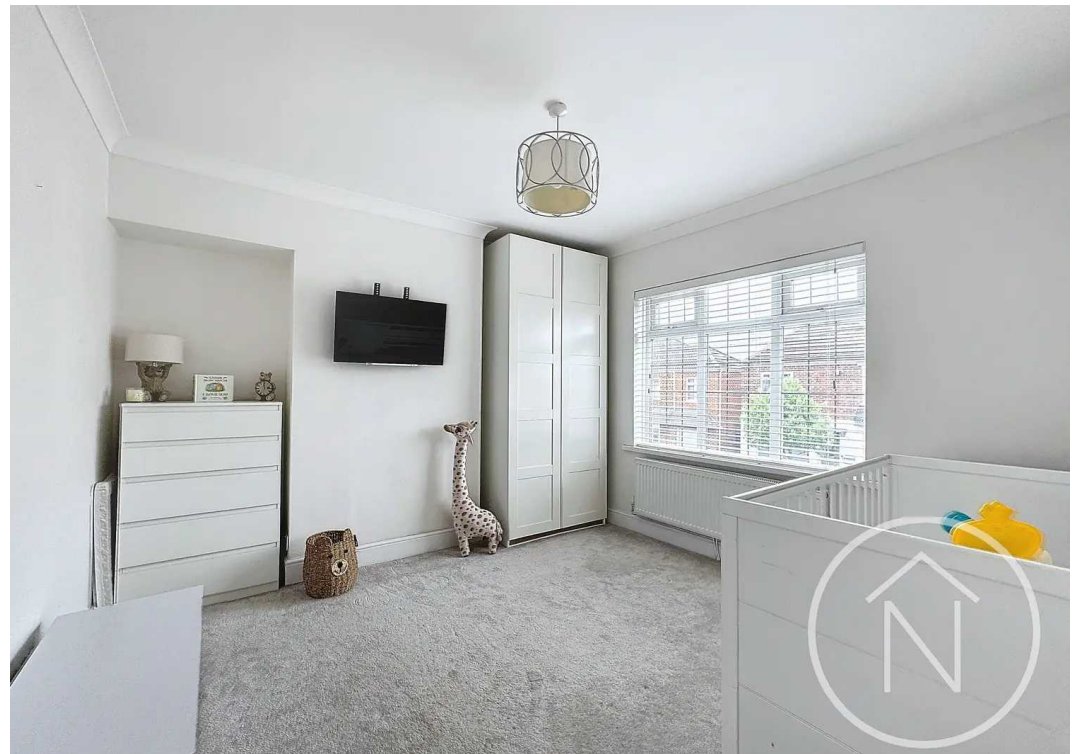
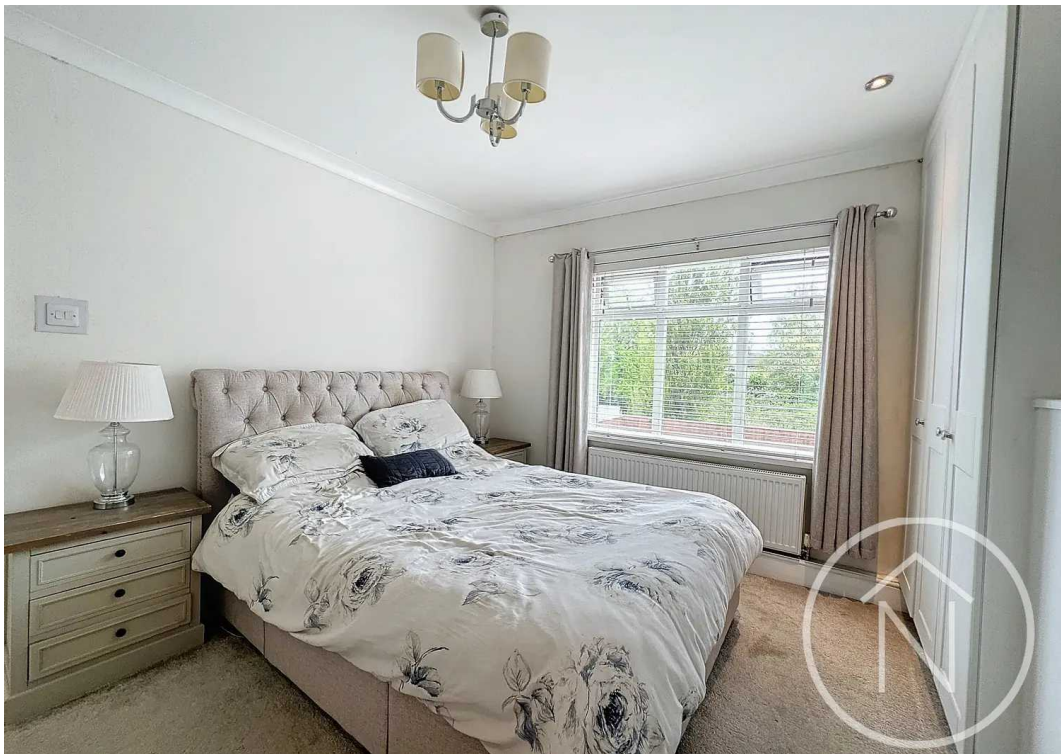
10' 11" x 11' 5" (3.32m x 3.47m)

Bedroom Three

6' 10" x 5' 11" (2.08m x 1.80m)

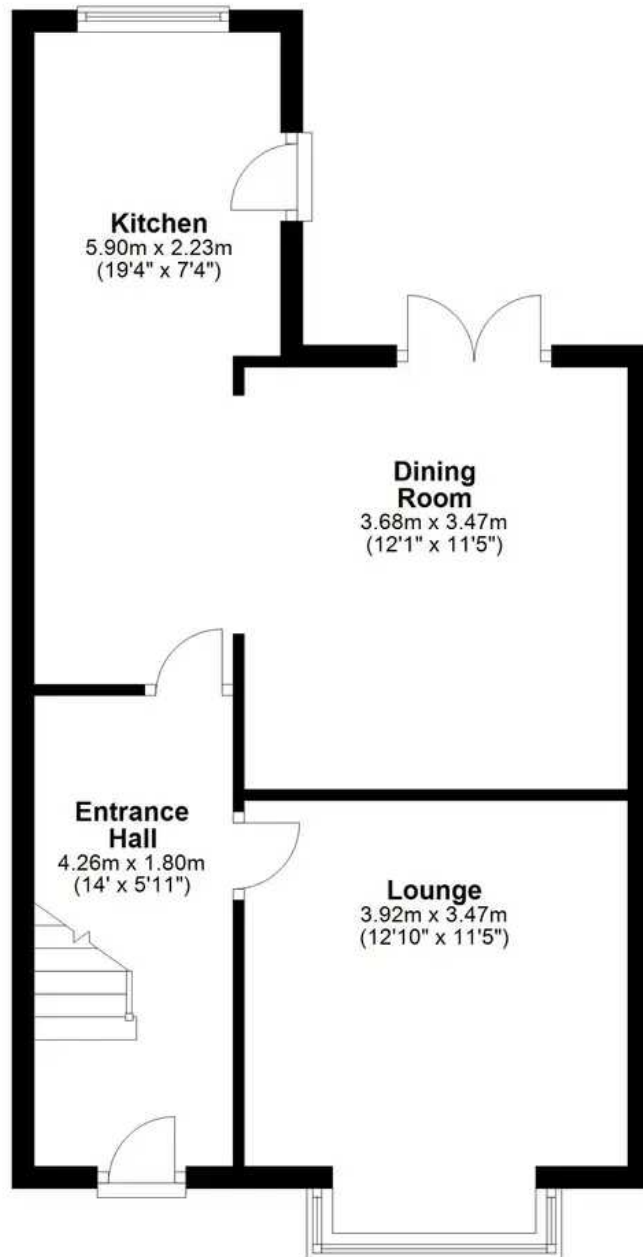
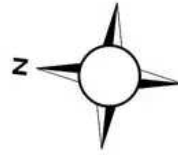






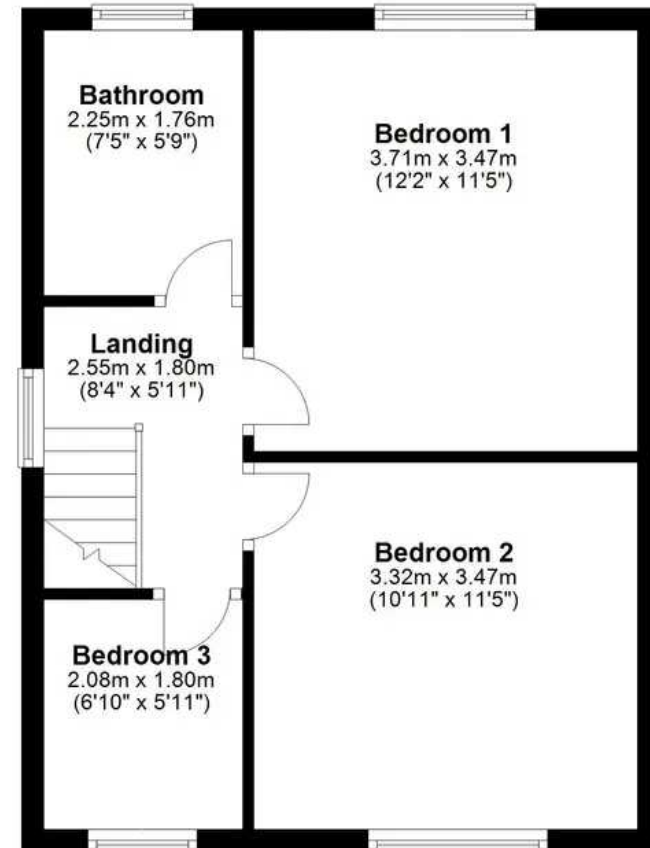
Ground Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



Total area: approx. 83.8 sq. metres (901.7 sq. feet)

floor plan(s) by Northgate² for illustration purpose only all measurements are approximate.
Plan produced using PlanUp.



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