



## 16 The Chase

Fairfield, Stockton-On-Tees, TS19 7DD

**£210,000**



Nestled In The Sought-After Area Of Fairfield, Stockton-On-Tees, This Charming Semi-Detached House Is A True Delight Waiting To Be Discovered. Boasting An Open Plan Kitchen/Diner, Living Room, Three Cosy Bedrooms, And A Well-Appointed Bathroom, This Property Offers A Comfortable And Inviting Living Space For You And Your Family.

One Of The Standout Features Of This Property Is Its Prime Location On A Generous Corner Plot, Presenting An Exciting Opportunity For Further Extension Should You Wish To Expand Your Living Space. The Extended Kitchen/Diner Is A Delightful Space, Complete With French Doors That Open Out To The Beautifully Landscaped Garden, Perfect For Enjoying Al Fresco Dining Or Simply Basking In The Sunshine.

Parking Will Never Be An Issue With The Double Width Block Paved Driveway, Providing Convenient Off-Road Parking For Two Cars. Additionally, The Detached Garage/Outbuilding At The Rear Of The Property Offers Ample Storage Space For All Your Belongings, Ensuring A Clutter-Free Home Environment.



### Location

The Chase Is A Cul-De-Sac Positioned In Fairfield & Can Be Accessed Via Fairfield Road, Nearby To Many Local Amenities, Bus Routes & Useful Road Links Such As The A19 & A66.

From Fairfield Road Take A Turn Onto Orchard Road Then Your First Left Turn Onto The Chase.

Ian Ramsey CE Academy - 10 Minute Walk  
Holy Trinity Rosehill CE Primary School - 14 Minute Walk  
Our Lady & St Bede - 16 Minute Walk  
Stockton Sixth Form College - 21 Minute Walk  
Sainsbury's, Whitehouse Farm - 5 Minute Drive  
Fairfield Library & Pub - 7 Minute Walk

Distance Times As Estimated Using Google Maps.

### Entrance Hallway

Leads To Lounge, Kitchen/Diner, Understairs Storage Cupboard, Staircase To The First Floor.

### Lounge

Feature Brick Fireplace, uPVC Double Glazed Bay Window, Vertical Designer Radiator.

### Open Plan Kitchen/Diner

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Integrated Fridge Freezer, Dishwasher & Washing Machine, Space For A Family Dining Table & Chairs, Radiator, uPVC Double Glazed Window & French Doors To Rear.

### First Floor Landing

uPVC Double Glazed Window, Access To Bedrooms & Bathroom.

### Bedroom One

uPVC Double Glazed Bay Window, Radiator.

### Bedroom Two

uPVC Double Glazed Window, Radiator.

### Bedroom Three

uPVC Double Glazed Window, Radiator.

### Family Bathroom

Fitted With A White Four Piece Suite Comprising: Hand Wash Basin, Free Standing Bath, Walk In Shower Cubicle, W/C, uPVC Double Glazed Window, Radiator.

### Loft Space

Partially Boarded For Storage.

### Detached Garage

Windows, Up & Over Door, Side Access Door.

### Energy Efficiency Rating TBC

The Full Energy Efficiency Certificate Is Available On Request.

### Property Information

Tenure: Freehold  
Local Authority: Stockton Borough Council  
Listed Status: Not Listed  
Conservation Area: No  
Tree Preservation Orders: None  
Tax Band: C  
Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.  
Broadband Delivered To The Property: Cable  
Non-Standard Construction: Believed To Be Of Standard Construction - The Garage Roof Is Suspected To Be Asbestos.  
Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of  
Flooding Issues In The Last 5 Years: None  
Accessibility: Two Storey Dwelling. No Accessibility Modifications  
Cladding: None  
Planning Issues: None Which Our Clients Are Aware Of  
Coastal Erosion: None  
Coal Mining In The Local Area: None

### Disclaimer

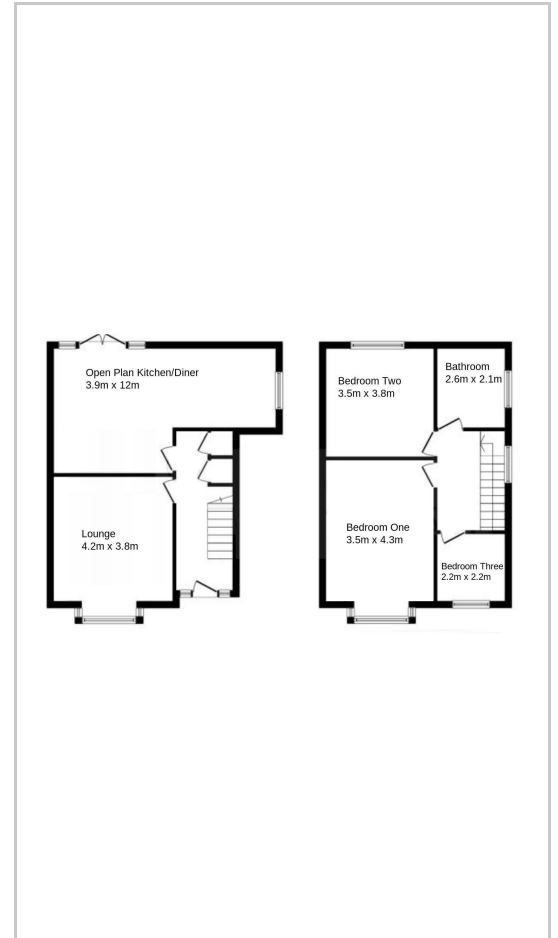
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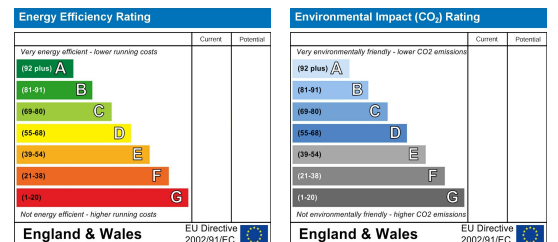
## Area Map



## Floor Plans



## Energy Efficiency Graph



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