



12 Kildale Grove

Fairfield, Stockton-On-Tees, TS19 7RE

Offers in the region of £260,000



This Beautiful Family Home Is Certainly Impressive, Boasting 2 Reception Rooms, 3 Bedrooms, And A Spacious Bathroom, Offering A Perfect Blend Of Space And Comfort For A Growing Family.

One Of The Highlights Of This Property Is The Sun Room Extension, Seamlessly Connecting To The Modern Kitchen/Diner. Imagine Basking In The Natural Light While Enjoying Your Morning Coffee Or Hosting Intimate Gatherings With Friends And Family In This Inviting Space.

The Recently Updated Kitchen Is A Chef's Dream, Benefiting Integrated Appliances Offering Both Style And Functionality. With A Separate Utility Room And Ground Floor W.C., Convenience Is At The Forefront Of This Property's Design.



Location

Kildale Grove Is Pleasantly Positioned In Fairfield & Can Be Accessed Via Aiskew Grove Or Moulton Grove.

Fairfield Primary School - 4 Minute Drive, 9 Minute Walk
Our Lady & St Bede Catholic Academy - 6 Minute Drive, 20 Minute Walk
Holy Trinity Rosehill CE Primary School - 2 Minute Drive, 9 Minute Walk
Ian Ramsey Church of England School - 4 Minute Drive, 18 Minute Walk

Distance Times As Suggested By Google Maps.

Note

The Vendor Informs Us:
Gas Combi Boiler Is Around 4 Years Old & Annually Serviced
'Wren' Kitchen & Bathroom Were replaced Around 6 Months Ago
Recently Laid New Flooring & Fit New Radiators
The Property Is Fully Alarmed & Benefits CCTV Security
Roof Ridge Tiles Have Recently Been Re-Pointed
Rendering Has Been Recently Replaced Around 2 Years Ago
Garage Door Replaced In 2023
The uPVC Bay Windows Were Fitted Around 5 Years Ago
External Power Outlets In The Garden
External Water Tap

Entrance Porch

Composite Entrance Door, uPVC Double Glazed Window, Leads To Hallway.

Entrance Hallway

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

Lounge

Feature Fire, uPVC Double Glazed Bay Window, Radiator.

Kitchen/Diner

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating A Sink Unit & 3 In 1 Boiling Mixer Tap, Built In Oven & Microwave, Hob With Overhead Extractor Fan, Integrated Appliances, Wine Cooler, Plinth Heaters, Breakfast Bar, Space For Family Dining Table & Chairs, uPVC Double Glazed Bay Window, Radiator.

Sun Room

uPVC Double Glazed Windows, French Doors To Rear, Skylight, Radiator.

Utility Room

Fitted With A Range Of Base & Wall Units, Work Surfaces, Space For Appliances

Ground Floor W/C

Fitted With A White Hand Wash Basin, W/C, Radiator.

First Floor Landing

uPVC Double Glazed Window, Open Spindle Balustrade, Access To Bedrooms & Bathroom.

Bedroom One

Fitted Wardrobes, uPVC Double Glazed Bay Window, Radiator.

Bedroom Two

Fitted Wardrobes, 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, Walk In Shower, Bath, W/C, uPVC Double Glazed Window, Radiator.

Summerhouse Cabin

Timber Construction With Insulated Panelling, Power Supply.

Loft Space

Fully Boarded With Ladder & Power Supply.

Garage

Remote Controlled Electric Roller Door.

Energy Efficiency Rating - TBC

The Full Energy Certificate Is Available On Request.

Property Information

Tenure: Freehold
Local Authority: Stockton Borough Council
Management Charge: TBC
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
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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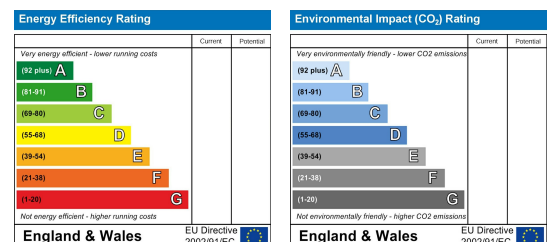
Area Map



Floor Plans



Energy Efficiency Graph



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