



6 Blackthorn Grove

Fairfield, Stockton-On-Tees, TS19 7DG

Offers in the region of £210,000



For Sale With The Advantage Of No Onward Chain & Vacant Possession! Nestled in the charming Blackthorn Grove of Fairfield, Stockton-On-Tees, this semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious open plan kitchen/diner, recently re-fitted with a stunning feature island - perfect for hosting family gatherings or intimate dinners.

The property boasts three cosy bedrooms, ideal for creating your own personal sanctuary, and a fully tiled bathroom exuding a sense of luxury. The entrance hallway is also fully tiled, adding a touch of elegance to the space.

One of the highlights of this property is the enclosed east-facing rear garden, offering a peaceful retreat for relaxation or entertaining guests. Additionally, an outbuilding provides extra storage space, ensuring that your belongings are neatly tucked away.



Location:
Blackthorn Grove Is 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 Third Left Turn Onto Blackthorn Grove.

St Mark's Church Of England Academy Primary School - 13 Minute Walk, 4 Minute Drive.
St Patrick's Catholic Primary School - 12 Minute Walk, 4 Minute Drive
Ian Ramsey Church Of England Academy - 10 Minute Walk, 2 Minute Drive
The Grangefield Academy - 16 Minute Walk, 5 Minute Drive
A66 - 7 Minute Drive
A135 - 8 Minute Drive

All Distance Times As Suggested By Google Maps.

Entrance Storm Porch
Access To Property Entrance.

Entrance Hallway
Entrance Door Leading Through To Lounge, Open Plan Kitchen/ Diner, Ground Floor W/C & Staircase To The First Floor.

Lounge
uPVC Double Glazed Bay Window, Radiator.

Open Plan Kitchen/Diner
Fitted With A Range Of Base, Wall & Draw Units, Feature Kitchen Island Fitted With Base & Drawer Units, Induction Hob & Oven, Work Surfaces Incorporating A Sink Unit & Mixer Tap, Space For Appliances, Space For Family Dining Table & Chairs, Spotlights, Door Leading To The Rear Garden, uPVC Double Glazed Window x2, Radiator.

Cloakroom/Ground Floor W/C
Fitted With A White W/C & Hand Wash Basin.

First Floor Landing
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: W/C, Hand Wash Basin, Bath, Walk In Shower, uPVC Double Glazed Window, Radiator.

Detached Garage
Electric Points.

Energy Efficiency Rating: D
The Full Energy Efficiency Rating 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

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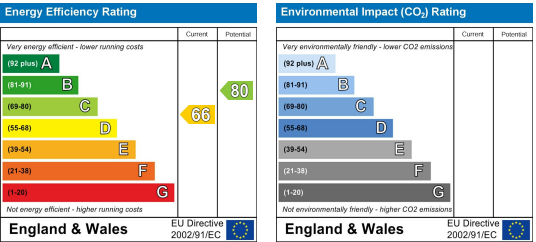
Area Map



Floor Plans



Energy Efficiency Graph



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