



## 29 Castle Close

Fairfield, Stockton-On-Tees, TS19 0SL

**Offers in the region of £200,000**



This Delightful Property Offers Ample Internal Space With An Open Through Lounge/Dining Room, 3 Bedrooms, And Bathroom, Making It An Ideal First Purchase Or Downsize Option.

Situated On A Generous Plot, This House Offers A Long Driveway Providing Plenty Of Parking, Perfect For Those With Multiple Vehicles Or Guests. Additionally, The 6m x 3.8m Detached Garage Presents An Exciting Opportunity For Conversion (STPP), Allowing For Further Expansion Or A Potential Home Office.

One Of The Standout Features Of This Property Is The Potential To Extend The Side Or Rear (STPP) Offering The Chance To Create Additional Living Space Or Bedrooms To Suit Your Needs. The High Level Of Privacy At The Rear Ensures That You Are Not Overlooked, Allowing You To Enjoy Peaceful Moments In Your Garden With Views Over The Surrounding Fields.



### Location

The Cul-De-Sac Castle Close Is Situated In A Sought After Location Of Fairfield. Within Walking Distance To Many Local Amenities, Reputable Schools & Excellent Commuter Access. From Bishopton Road West Take A Turn Onto Castle Close, Follow The Road & The Property Sits On The Left.

Whitehouse Primary School - 8 Minute Walk  
St Marks Primary School - 10 Minute Walk  
Our Lady & St Bede - 3 Minute Walk  
Ian Ramsey CE Academy - 15 Minute Walk  
The Grangefield Academy - 17 Minute Walk  
Stockton Sixth Form College - 3 Minute Walk

Distance Times Estimated Using Google Maps.

### Entrance Hallway

Door Leads To Lounge, Staircase To The First Floor, Radiator.

### Lounge/Diner

Feature Fireplace, uPVC Double Glazed Windows x2, Door Leading To The Kitchen, Radiators x2.

### Kitchen

Fitted With A Range Of Base, Drawer & Wall Units, Worksurface Incorporating A Sink Unit & Mixer Tap, Built In Oven, Hob With Space For An Overhead Extractor Fan, Breakfast Bar, Space For A Washing Machine & Fridge Freezer, Understairs Storage Cupboard, uPVC Double Glazed Door & Window, Radiator.

### First Floor Landing

uPVC Double Glazed Window, Access To Bedrooms & Bathroom.

### Bedroom One

uPVC Double Glazed Window, Radiator.

### Bedroom Two

uPVC Double Glazed Window, Radiator.

### Bedroom Three

uPVC Double Glazed Window, Radiator.

### Family Bathroom

Fitted With A White Suite Comprising: Bath With Overhead Shower, Hand Wash Basin, W.C, uPVC Double Glazed Window, Radiator.

### Loft Space

Insulated.

### Detached Garage

Larger Than Average, 6.0m x 3.8m, Power Supply, Side Access Door & Window.

### Energy Efficiency Rating - EXP

The Full Energy Efficiency Certificate Is Available On Request.

### Property Information

Tenure: Freehold  
Local Authority: Stockton Council  
Listed Status: Not Listed  
Conservation Area: No  
Tree Preservation Orders: None  
Tax Band: C  
Management Information: TBC  
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  
Note: We are required under the Estate Agents Act 1979, and the Provisions of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that act.

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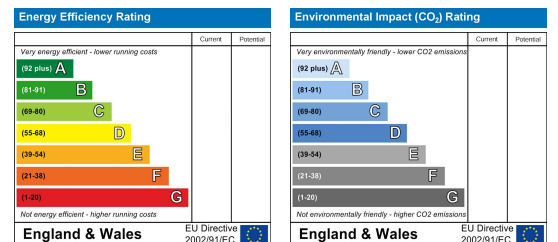
## Area Map



## Floor Plans



## Energy Efficiency Graph



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