



9 Knayton Grove

Fairfield, Stockton-On-Tees, TS19 7RW

Offers in the region of £160,000



This property is a fantastic opportunity for CASH BUYERS looking to invest in a home with great potential in a desirable location. Nestled in the sought-after Knayton Grove of Fairfield, this charming semi-detached house presents a wonderful opportunity for those looking to create their dream home. Boasting an open through lounge/diner, three bedrooms, and a well-appointed bathroom, this property offers ample space for comfortable living.

The location is ideal for families, with reputable schools and local amenities within easy reach, making daily life convenient and enjoyable. The property's generous bedrooms and good-sized loft space provide flexibility for various needs, whether it be a home office, play area, or additional storage.

Outside, the house features a good-sized garden, perfect for relaxing in the sunshine or entertaining guests. With off-road parking and a garage, there is plenty of space for vehicles and storage. The potential to upgrade, extend, or enhance the property further adds value and allows for personalisation to suit individual preferences.



Note:

Site Investigation, Shale & Infill Testing:
In-Fill Determination - The Evidence Of A Recent Investigation Dated 2nd July 2024, Indicates That There Is A Risk Of Sulphate Attack To The Slabs Due To Elevated Sulphate Concentrations In The Fill Material. Full Test Results Available Upon Request.

Location:

Knayton Grove 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.

Entrance Hallway

Entrance Leads To Lounge, Storage Cupboard & Staircase To The First Floor.

Lounge

Open Through To Dining Area, Feature Fireplace, uPVC Double Glazed Bay Window, Radiator.

Dining Room

Open Through To Lounge, Door Leading Through To Kitchen, uPVC Double Glazed French Doors To Rear, Radiator.

Kitchen

Fitted With A Range Of Base, Wall & Drawer Units, Work Surfaces Incorporating Sink Unit & Mixer Tap, Built In Oven, Hob With Overhead Extractor Fan, Space For Appliances, uPVC Double Glazed Window & Door To Rear Garden, Radiator.

First Floor Landing

Access To Bedrooms & Bathroom

Bedroom One

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Two

Fitted Wardrobes, uPVC Double Glazed Window, Radiator.

Bedroom Three

uPVC Double Glazed Window, Radiator.

Family Bathroom

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

Loft Space

Boarded For Storage.

Attached Garage

Up & Over Door, Power Supply.

Energy Efficiency Rating: D

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
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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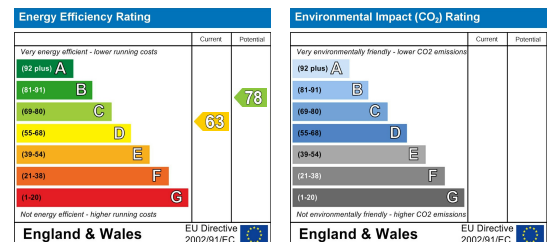
Area Map



Floor Plans



Energy Efficiency Graph



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