









## welcome to

# **Fairfield Road, Stockton-On-Tees**

Four bedroom DETACHED FAMILY HOME situated in much sought after area of Fairfield in Stockton. Close to local amenities, great local travel links and schools.

## **Entrance Hallway**

Stairs to first floor landing.

#### **Downstairs Cloakroom/Wc**

Low level WC and sink.

## Lounge

20' 1" x 13' 9" ( 6.12m x 4.19m ) Window to front elevation, fireplace and radiator.

### **Dining Room**

14' 2" x 12' 5" ( 4.32m x 3.78m ) Radiator and sliding doors to conservatory.

## Conservatory

12' 7" x 11' 3" ( 3.84m x 3.43m ) Brick based throughout.

## Kitchen/ Breakfast Area

16' 6" x 11' 10" ( 5.03m x 3.61m ) Fitted with a range of wall and base units, window and bi-folding doors to rear elevation, integrated appliances and radiator.

### **Utility Room**

9' 6" x  $\overline{6}$ ' 1" ( 2.90m x 1.85m ) Door to side elevation leading to garden.

## **Reception Room 3/ Study**

14' 4" x 9' 7" ( 4.37m x 2.92m ) Window to front elevation and radiator.









## Landing

#### **Bedroom One**

Window to front elevation and built in wardrobes. Door to en-suite.

#### En - Suite

Bath, low level WC, towel rail and sink.

### **Bedroom Two**

11' 8" x 11' 4" ( 3.56m x 3.45m )
Window to front elevation and radiator.

#### **Bedroom Three**

11' 5" x 7' 7" ( 3.48m x 2.31m ) Window to rear elevation and radiator.

#### **Bedroom Four**

11' 4" x 11' 3" ( 3.45m x 3.43m ) Window to rear elevation and radiator.

#### **Bathroom**

Shower cubicle, bath, sink with vanity unit, fully tiled, towel rail and low level WC.

# **Externally**

Laid to lawn garden to rear.





## welcome to

# Fairfield Road, Stockton-On-Tees

- **DETACHED FAMILY HOME!**
- **CONSERVATORY**
- FOUR BEDROOMS
- **EN-SUITE TO MASTER**
- LARGER THAN AVERAGE REAR GARDEN!

Tenure: Freehold EPC Rating: C

£359,500

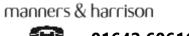


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This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No





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