



Comprehensively upgraded and remodelled, creating a stylish contemporary feel, and a versatile layout which will appeal to a variety of potential buyers, Viewing is essential to fully appreciate this lovely family home. The layout briefly comprises of: entrance hall, cloakroom WC lounge/dining room, second reception / playroom, breakfast kitchen, three bedrooms with bespoke fitted furniture and modern bathroom.

Externally there is a double driveway for parking, gated access to the rear , south west facing garden with patio, lawn, borders, and large brick store with additional storage to the side of the property.

**Fairville Road, Stockton-On-Tees, TS19 7NA**

**3 Bed - House - Semi-Detached**

**O.I.R.O £175,000**

**EPC Rating: C**

**Council Tax Band: B**

**Tenure: Freehold**



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# Fairville Road, Stockton-On-Tees, TS19 7NA



## GROUND FLOOR

### Entrance Hallway

Spindle staircase to first floor landing, radiator

### Downstairs toilet

White and chrome, with low level WC, wash hand basin with vanity storage, uPVC DG window and radiator.

### Lounge / Diner

**21'3" x 10'9" (6.5 x 3.28)**

With uPVC DG double bay window to the front aspect, uPVC DG double glazed French doors opening onto the rear garden, two radiators and an inglenook fireplace with stone back and hearth and solid fuel stove and oak mantelpiece.

### 2nd Reception room

**13'5" x 10'7" (4.1 x 3.24)**

With uPVC DG windows to the front and side aspects, radiator, and built in storage storage cupboard.

### Breakfast Kitchen

With double glazed window to the rear aspect and double glazed door to rear garden. Fitted with a range of Modern ivory wall, base and drawer units with complimentary work surfaces and coordinated splashback tiling. Inset sink and drainer with mixer tap, gas hob with illuminating extractor and fan assisted oven. Integrated washing machine and dryer space for fridge and freezer. UPVC DG window to rear, uPVC DG glass panelled door opening onto the rear garden.

### Externally

Externally there is a double driveway for parking, gated access to the rear garden and very well maintain borders. Private front garden with established planting and to the rear there is a private south west facing garden with patio, lawn, borders, and large brick store with additional storage to the side of the property.

## FIRST FLOOR

### Landing

Loft access with pull down ladder and lighting. Storage to eaves and additional storage cupboard.

### Bedroom 1

**13'9" x 10'7" (4.2 x 3.25)**

uPVC double glazed window to the front aspect, radiator and bespoke modern fitted high gloss wardrobes and drawer units.

### Bedroom 2

**11'5" x 10'11" (3.48 x 3.33)**

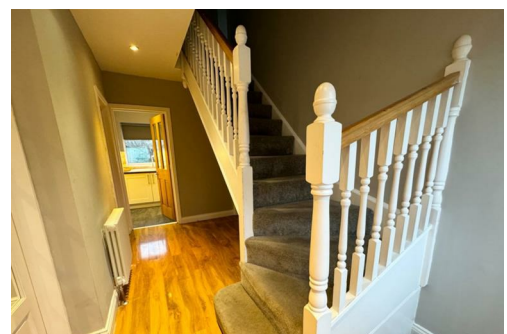
UPVC DG window to the front aspect, radiator, built-in cupboard and bespoke fitted cabin bed and desk unit with cabinets and drawers.

### Bedroom 3

**9'2" x 7'6" (2.8 x 2.3)**

UPVC DG window to the rear aspect, radiator fitted cabin bed with cabinet below, wardrobes and shelving. Additional built-in storage wardrobe.

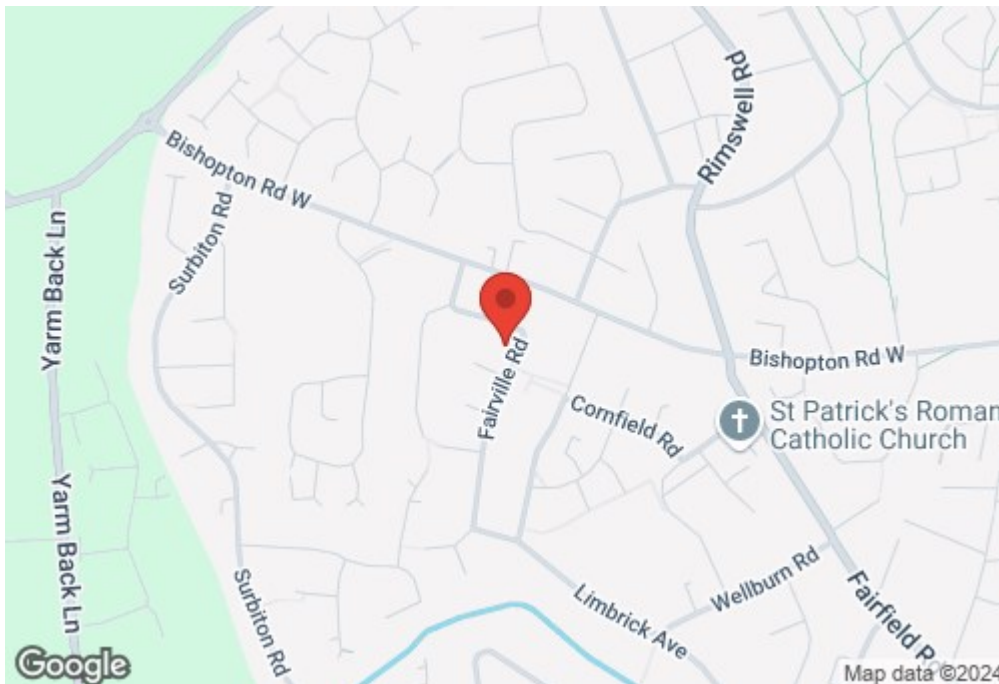
### Family Bathroom



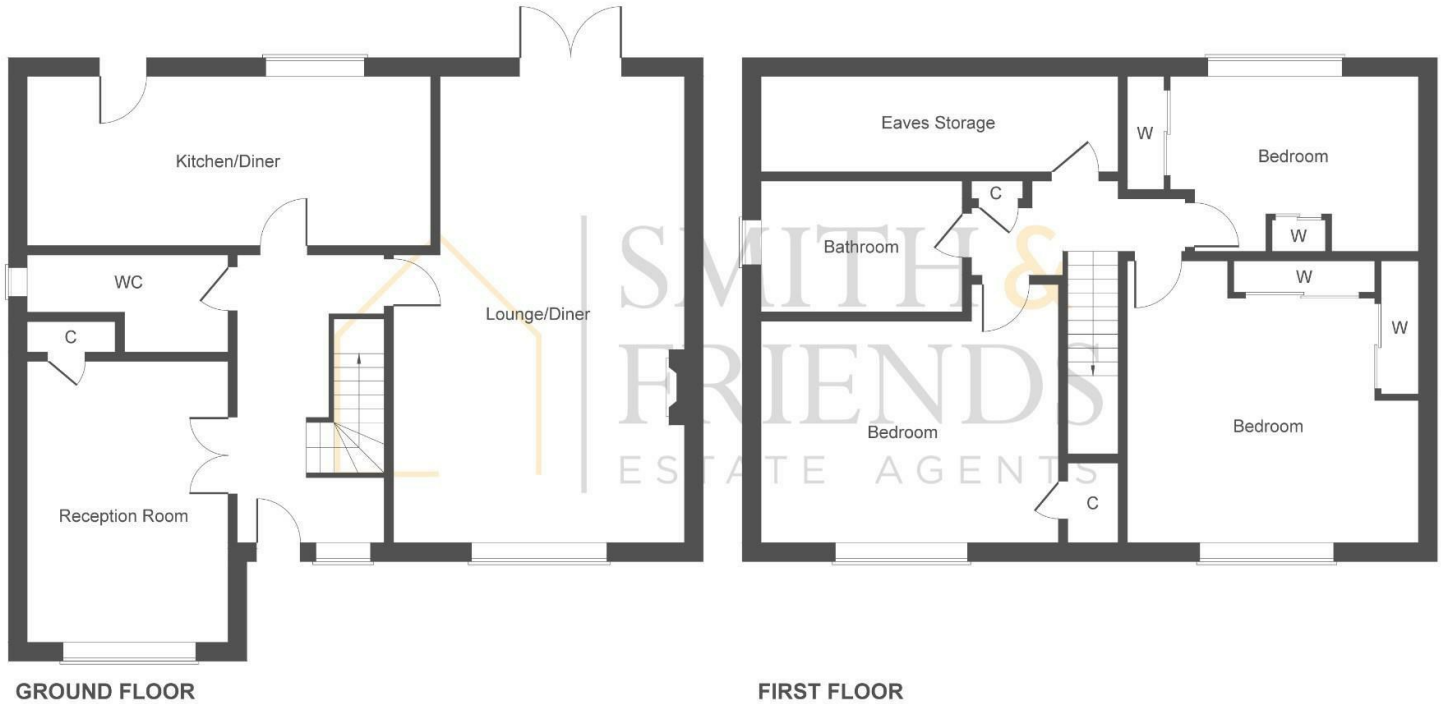
# Fairville Road, Stockton-On-Tees, TS19 7NA



With double glazed window to the side aspect, low level WC, pedestal wash hand basin, panelled bath with shower over, thermostatic shower and glass screen. Chrome heated towel rail, tiled walls, and floor.



Fairville Rd



Not to Scale. Produced by The Plan Portal 2024  
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk

