



Smith & Friends Estate Agents are delighted to market this stunning detached bungalow located in one of the most popular locations of Fairfield.

The accommodation provides entrance porch and large hallway, a double bedroom to the front, lounge with bi-fold doors opening to the south facing garden and feature fireplace. The refitted kitchen and shower room, along with study complete the ground floor.

To the first floor which is accessed from the study via a fixed staircase with glass balustrade are two bedrooms the master comes complete with a WC.

The rear garden is south facing with paved for low maintenance and is not directly overlooked. There is access to the attached garage which has a remote controlled electric roller door. A resin driveway to the front provides off road parking for a number of vehicles and the garden to the front is laid to lawn with border planting.

The home is a must to be viewed and wont disappoint as the refurbishment has been completed to the highest of standards.

The Avenue, Fairfield, Stockton-On-Tees, TS19 7ES
3 Bed - Bungalow - Detached
Or Nearest Offer £285,000
EPC Rating: C
Council Tax Band: C
Tenure: Freehold

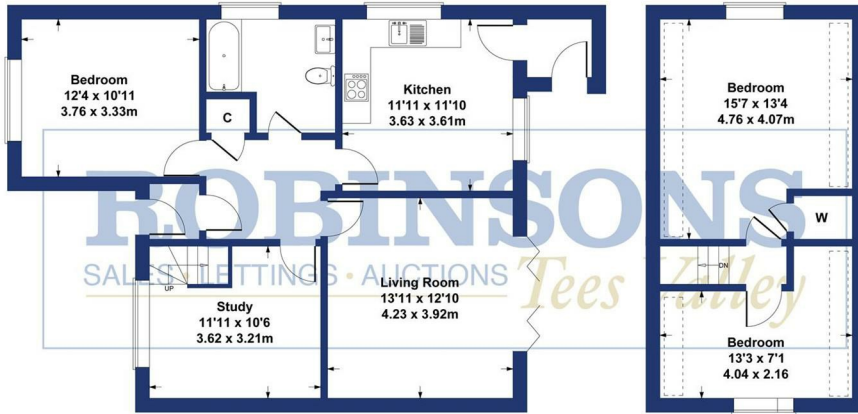


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The Avenue, Stockton-On-Tees, TS19 7ES



The Avenue
Approximate Gross Internal Area
1130 sq ft - 105 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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, conveyancing and removal 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	83
EU Directive 2002/91/EC			

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