



35 Cornfield Road Fairfield, Stockton-On-Tees, TS19 7PD

AVAILABLE NOW - SORRY NO PETS OR SMOKERS

The IMMACULATE 2 BEDROOM SECOND FLOOR APARTMENT is situated in a popular Fairfield location with easy access to local shops, bus routes, and commuter routes.

The property is accessed through an entry phone system into a communal hallway with staircase leading to the second floor. The accommodation includes an entrance hallway, spacious lounge with feature fireplace, MODERN kitchen, shower room and 2 DOUBLE BEDROOMS, one of which benefits with fitted wardrobes.

Outside there is communal parking provided at the rear, accessed via gates, along with a communal garden.

£580

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- SECOND FLOOR APARTEMENT
- 2 DOUBLE BEDROOMS
- MODERN FITTED KITCHEN AND SHOWER ROOM
- COUNCIL TAX BAND A / EPC RATING C
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- COMMUNAL GARDEN
- PARKING AVAILABLE

ENTRANCE HALL

LIVING ROOM

13'11" x 13'8" (4.24m x 4.17m)

KITCHEN

10' x 8'9" (3.05m x 2.67m)

HALLWAY

BEDROOM ONE

14'5" x 10' (4.39m x 3.05m)

BEDROOM TWO

12'9" x 9'1" (3.89m x 2.77m)

BATHROOM

7'7" x 4'8" (2.31m x 1.42m)



Directions





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC