



## Bishopston Road West, Fairfield, Stockton-On-Tees, TS19 7LY

Set on a generous corner plot of approximately 0.14 acres, this extended detached bungalow enjoys a desirable position within the Fairfield residential area. Offering around 1,443 sq ft of spacious, adaptable accommodation, it is an excellent choice for both downsizers and families seeking convenience, comfort and a highly accessible setting.

The property is ideally placed for everyday living, with local shops and regular bus services. Families will also appreciate the proximity to reputable schools, including St Patrick's Primary School, St Mark's Elm Tree CE Primary School and Ian Ramsey Secondary School, all within walking distance.

A gated, wide block-paved driveway creates an impressive approach, providing extensive parking and leading to the double garage with electric doors. The porch opens into a hallway that introduces the well planned layout and provides access to the WC. The lounge sits to the front, featuring a log burner that adds warmth and character. There are two double bedrooms, the main with fitted wardrobes, along with a third single bedroom.

The kitchen/breakfast room is fitted with shaker style cabinetry and a full range of integrated appliances including an induction hob, oven, dishwasher, microwave and fridge freezer, complemented by a breakfast bar. A separate utility room with matching units houses the washing machine and dryer. To the rear, a further reception room offers built-in shelving and French doors to the garden, creating a versatile space ideal as a family room, dining room or home office. A main shower room completes the accommodation. The home benefits from uPVC double glazing and gas central heating.

The gardens are a real feature of the property. The front offers neat lawns, borders and shrubs, while the rear garden provides a lovely combination of decking, lawn and patio, along with side access. It is a private, well-kept space that lends itself perfectly to outdoor dining, entertaining and relaxation.

**Offers In The Region Of £400,000**



# Bishopton Road West, Fairfield, Stockton-On-Tees, TS19 7LY

PORCH

HALLWAY

LOUNGE/DINING ROOM  
20'11" x 10'9" (6.38m x 3.28m)

RECEPTION ROOM  
19'3" x 12'7" (5.87m x 3.84m)

KITCHEN  
12'11" x 9'9" (3.94m x 2.97m)

UTILITY  
9'4" x 5'4" (2.84m x 1.63m)

WC  
5'52" x 2'9" (1.52m x 0.84m)

BEDROOM ONE  
13'8" x 10'5" (4.17m x 3.20m)

BEDROOM TWO  
13'1" x 9'8" (4.01m x 2.97m)

BEDROOM THREE  
10' x 6'8" (3.05m x 2.03m)

SHOWER ROOM  
9'8" x 5'5" (2.95m x 1.65m)

## AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



Bishopston Road West, Fairfield, Stockton-On-Tees,



Bishopston Road West, Fairfield, Stockton-On-Tees,



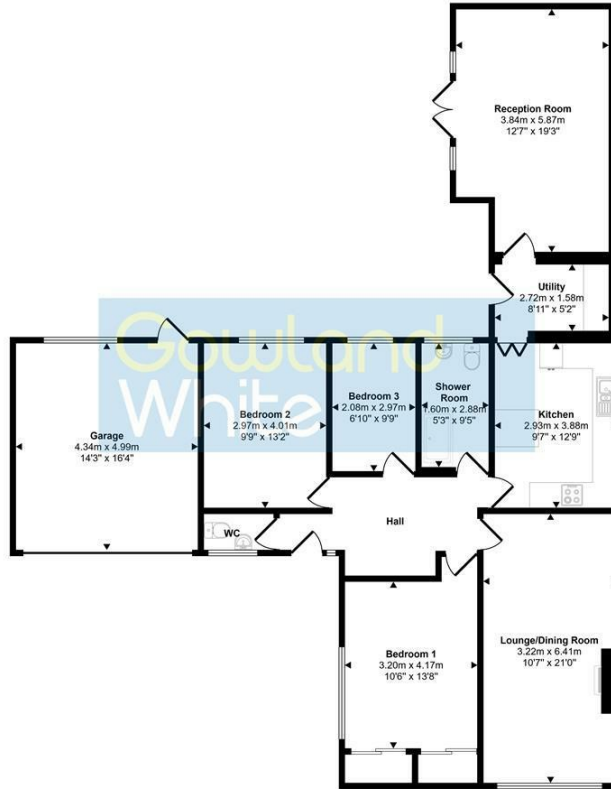
Bishopston Road West, Fairfield, Stockton-On-Tees,



Tel: 01642 615657

# Bishopton Road West, Fairfield, Stockton-On-Tees,

Approx Gross Internal Area  
134 sq m / 1443 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74 → 79

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

17 Bishop Street, Stockton on Tees, TS18 1SY  
stockton@gowlandwhite.co.uk

Tel: 01642 615657