GowlandWhite



Oulston Road, Fairfield, Stockton-On-Tees, TS18 4HU

This attractive three bedroom semi-detached home has been thoughtfully extended and improved to create spacious accommodation perfectly suited to modern family living. Offering a wonderful blend of character features and contemporary finishes, the property enjoys a prime position within walking distance of Ian Ramsey Church of England Academy and a range of local amenities.

Upon entering, a welcoming hallway with a composite entrance door sets the tone for the accommodation. The spacious lounge provides an excellent family living space, complete with French doors opening onto the rear garden, while the attractive bay-fronted dining room features a charming electric fireplace. The shaker-style kitchen is fitted with an extensive range of units and integrated appliances, including a dishwasher and five burner range cooker. Complementing the kitchen is a practical utility room offering additional storage, appliance space and room for a fridge, together with access to a convenient ground floor WC. To the first floor are three bedrooms, including a generous bay fronted principal bedroom. The family bathroom has a shower over the bath.

Externally, the property occupies a generous plot with a wide block paved driveway provides off-road parking for up to three vehicles and leads to a garage with electric roller door. The substantial, landscaped rear garden is ideal for families, featuring a large patio area, lawn and excellent space for outdoor entertaining.

Further benefits include gas central heating, double glazing and planning permission already approved for a fourth bedroom extension, offering exciting scope for future growth.

A range of shops, well regarded schools and everyday amenities are close at hand, while excellent road links provide convenient access to Stockton, Middlesbrough, Darlington and beyond.

£260,000

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HALLWAY

LOUNGE
17'9" x 10'5" (5.41m x 3.18m)

KITCHEN
14'5" x 8'9" (4.39m x 2.67m)

DINING ROOM
13' x 12'7" (3.96m x 3.84m)

UTILITY ROOM
6'5" x 6' (1.96m x 1.83m)

DOWNSTAIRS WC
5'1" x 3'1" (1.55m x 0.94m)

LANDING

BEDROOM ONE
14'3" x 10' (4.34m x 3.05m)

BEDROOM TWO
11'3" x 11'3" (3.43m x 3.43m)

BEDROOM THREE
7' x 6'7" (2.13m x 2.01m)

BATHROOM
8'10" x 8'4" (2.69m x 2.54m)

GARAGE
14' x 8'11" (4.27m x 2.72m)

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.









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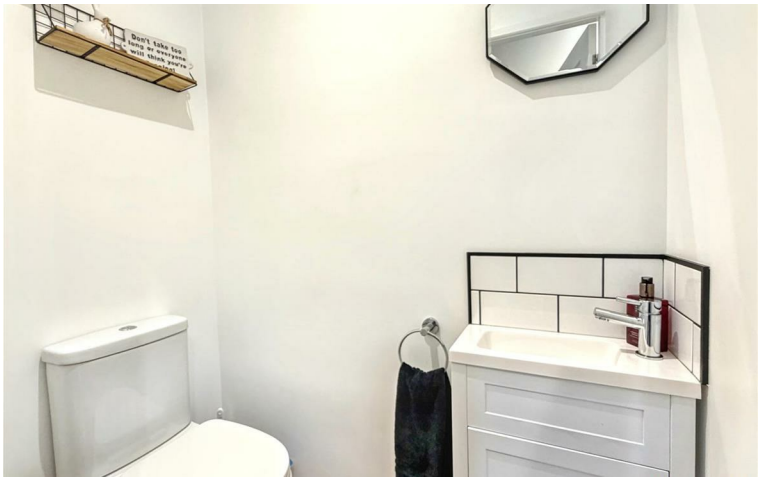


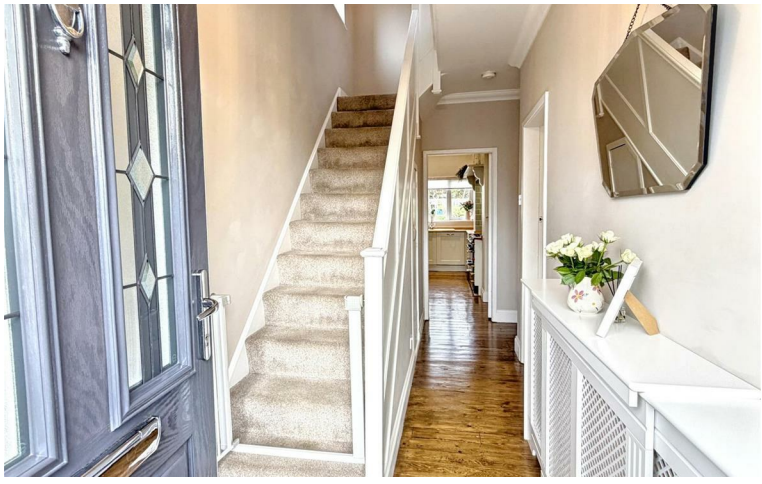












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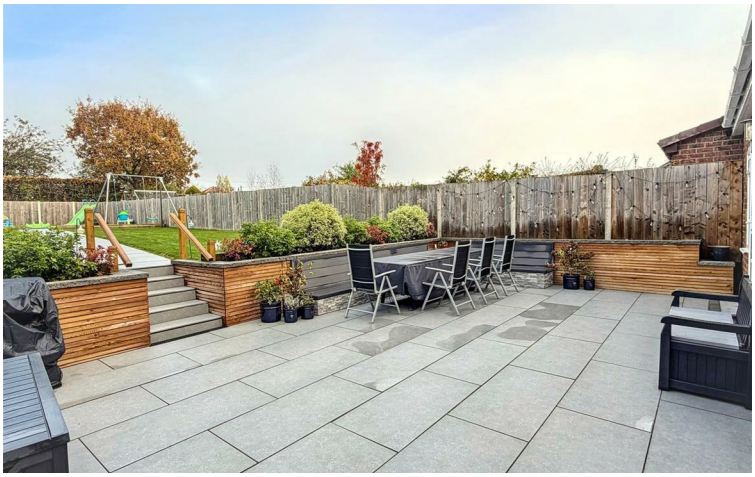


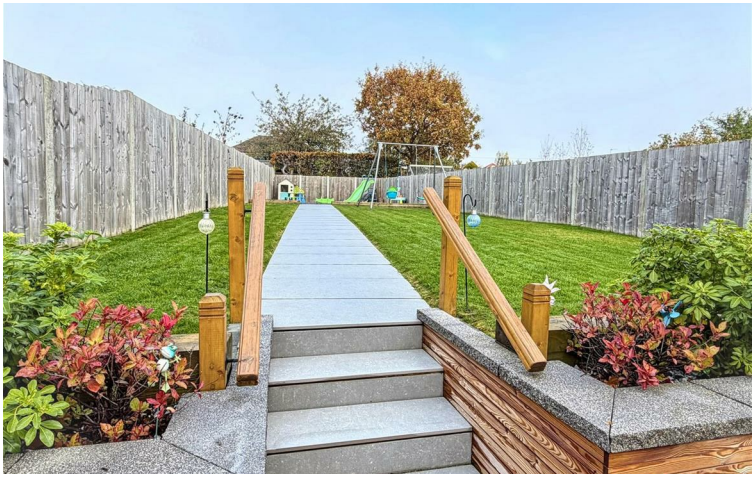












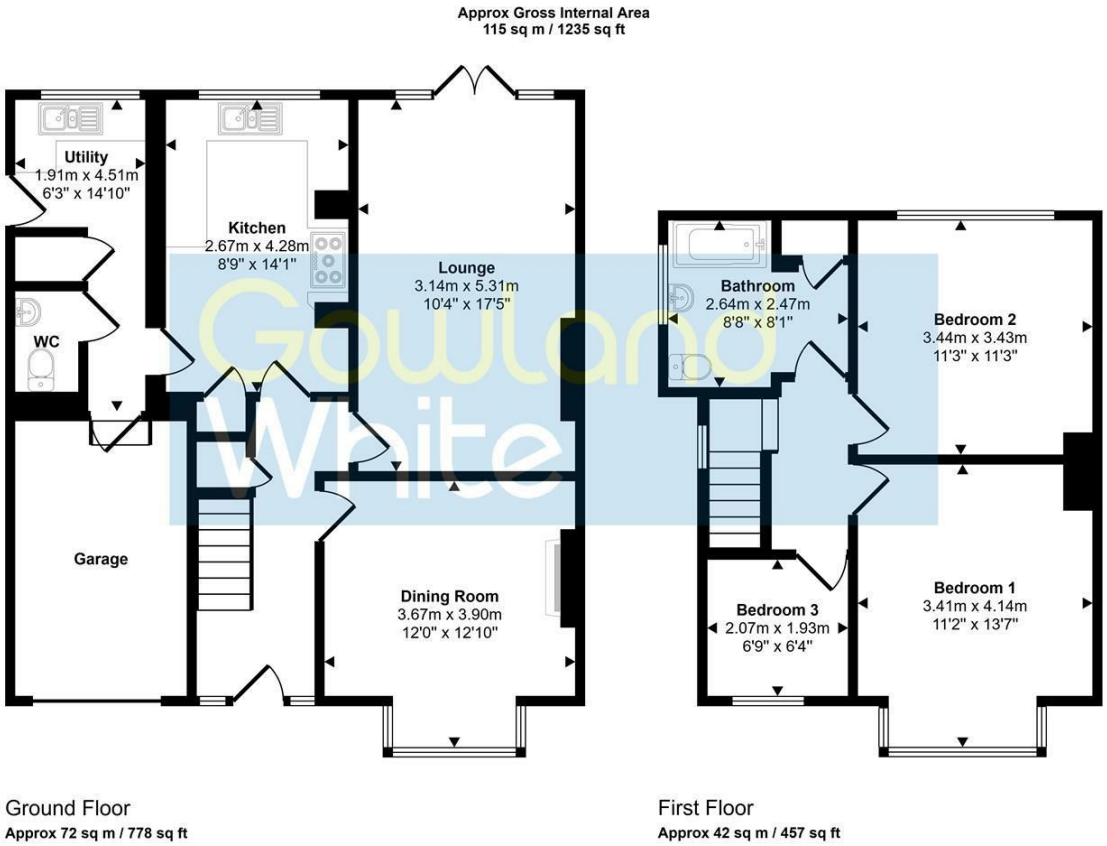


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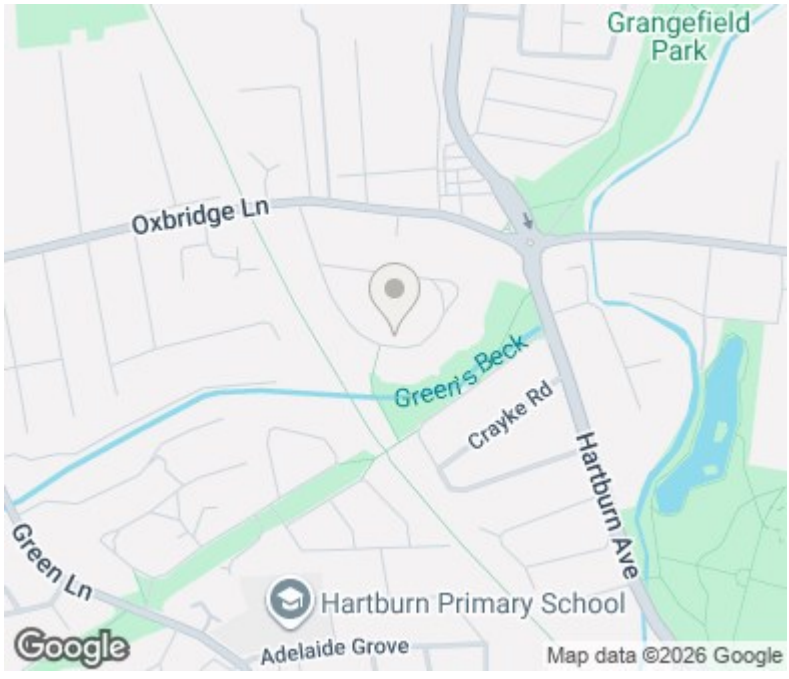


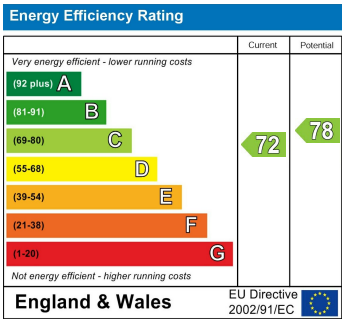


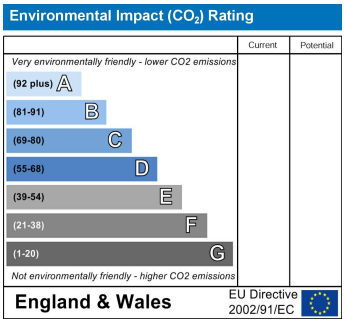
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites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







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

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