



## Whitton Road, Fairfield, Stockton-On-Tees, TS19 7EE

A superb opportunity to purchase this extended and immaculately presented three bedroom semi-detached home, offering a bay frontage and full-width ground floor extension. This property provides spacious, thoughtfully designed accommodation ideal for first-time buyers and growing families alike.

Inside, the welcoming hall features a composite door, lounge with bay window and attractive gas fireplace, leading through to a bright dining room. The stylish kitchen is fitted with an oven, hob, and Belfast sink, flowing into a cosy breakfast room—perfect for everyday family life. Upstairs, there are three well-sized bedrooms, two of which benefit from built-in wardrobes, and a stunning modern bathroom showcasing a separate bath and shower. Throughout the ground floor, oak internal doors add a touch of quality and warmth.

Outside, the low-maintenance rear garden is ideal for relaxing or entertaining, with a combination of decking, printed concrete patio, and artificial grass. To the front, a driveway provides off-road parking and leads to a tandem garage, offering both practicality and convenience. The home also benefits from gas central heating and double glazing.

This ideal family home is conveniently located near reputable primary and secondary schools, including the highly regarded Stockton Sixth Form College. Residents enjoy easy access to local amenities, nearby Sainsbury's supermarket and welcoming pubs. With strong transport links via the A66, the property is perfectly placed for both families and professionals. The proximity to sought-after Fairfield schools is sure to impress.

With its immaculate presentation, spacious layout, and prime location, this exceptional home ticks all the right boxes. Don't miss your chance to secure this property — early viewing is highly recommended.

£230,000

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HALL

LOUNGE

14'1" x 12'3" (4.29m x 3.73m)

KITCHEN

17'11" x 8'6" (5.46m x 2.59m)

DINING ROOM

12'5" x 11'2" (3.78m x 3.40m)

BREAKFAST ROOM

7'10" x 6'8" (2.39m x 2.03m)

DOWNSTAIRS WC

5'5" x 2'4" (1.65m x 0.71m)

LANDING

BEDROOM ONE

14'7" x 12'3" (4.45m x 3.73m)

BEDROOM TWO

12'6" x 11'4" (3.81m x 3.45m)

BEDROOM THREE

6'9" x 5'11" (2.06m x 1.80m)

BATHROOM

8'2" x 6'8" (2.49m x 2.03m)

GARAGE

28'11" x 11'1" (8.81m x 3.38m)

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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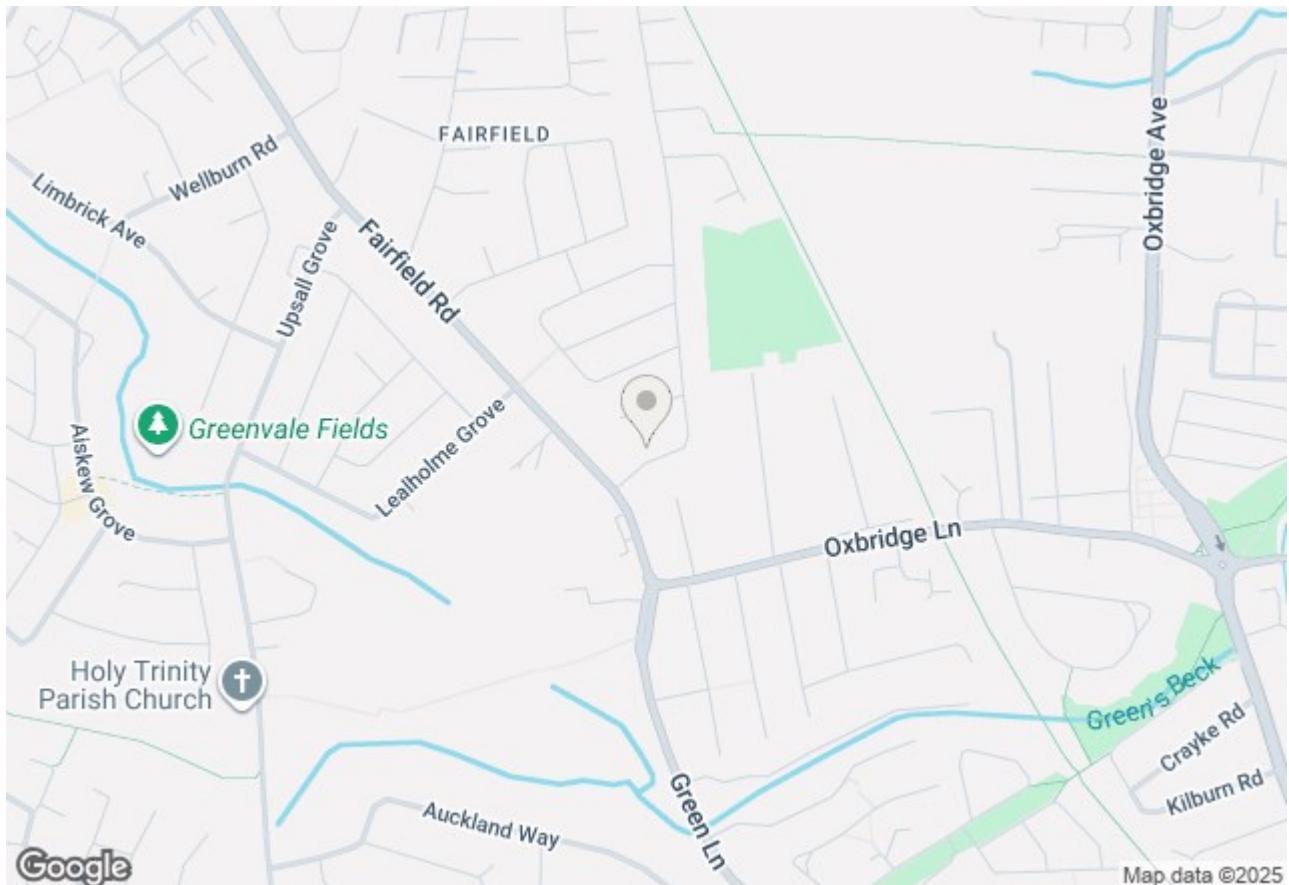
Tel: 01642 615657



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	EU Directive 2002/91/EC	

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

#### VIEWING

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

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