



## Elton Grove, Fairfield, Stockton-On-Tees, TS19 7RF

This spacious, extended four bedroom semi-detached property is situated in the sought after area of Fairfield and would make an ideal home for large or growing families. Offered with NO ONWARD CHAIN.

The accommodation briefly comprises an inviting entrance hall, a cosy lounge featuring a multi-fuel log burner, and a spacious open plan L-shaped kitchen/dining room, perfect for modern family living and entertaining. The kitchen benefits from integrated appliances, and the fridge freezer can also be included within the sale. There is also a convenient WC/utility room on the ground floor.

To the first floor are four bedrooms, two of which benefit from built-in wardrobes, along with a modern family bathroom and separate shower room.

Externally, the property offers excellent off-road parking for multiple vehicles via a block paved driveway, a single garage, and an enclosed rear garden with patio and lawn areas. A timber shed, swing set, and trampoline can also be included in the sale, making this an ideal family-friendly outdoor space.

Further benefits include double glazing and gas central heating throughout.

Conveniently located close to a parade of shops, local amenities, well regarded schools, and the A66, the property offers excellent transport links for commuters while remaining within a popular residential setting.

£275,000



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## HALLWAY

## LOUNGE

14'6" x 12'8" (4.42m x 3.86m)

## KITCHEN/DINING ROOM

22'2" x 9'7" (6.76m x 2.92m)

## CONSERVATORY

9'11" x 8'9" (3.02m x 2.67m)

## UTILITY ROOM/WC

7'11" x 5'1" (2.41m x 1.55m)

## LANDING

## BEDROOM ONE

12'3" x 11'3" (3.73m x 3.43m)

## SHOWER ROOM

## BEDROOM TWO

12' x 9'11" (3.66m x 3.02m)

## BEDROOM THREE

11'8" x 8'1" (3.56m x 2.46m)

## BEDROOM FOUR

8'8" x 7'1" (2.64m x 2.16m)

## FAMILY BATHROOM

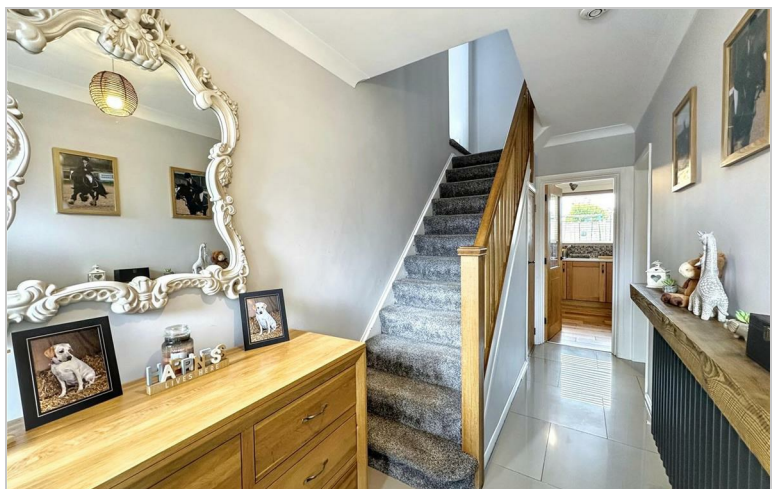
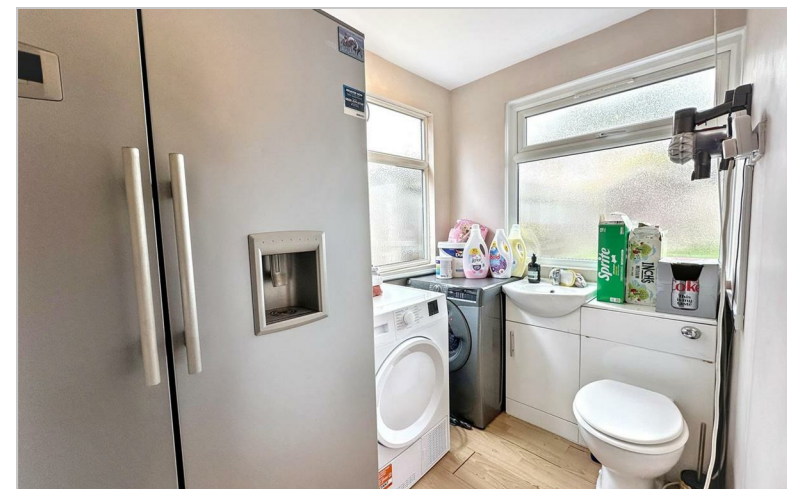
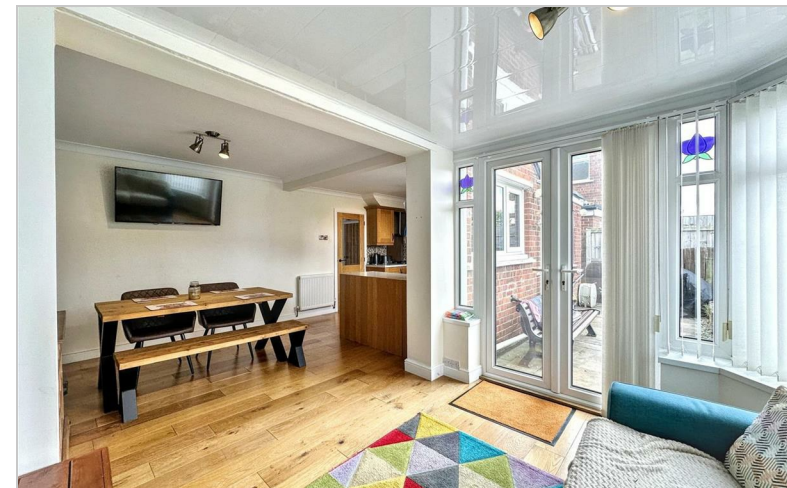
8'7" x 7'2" (2.62m x 2.18m)

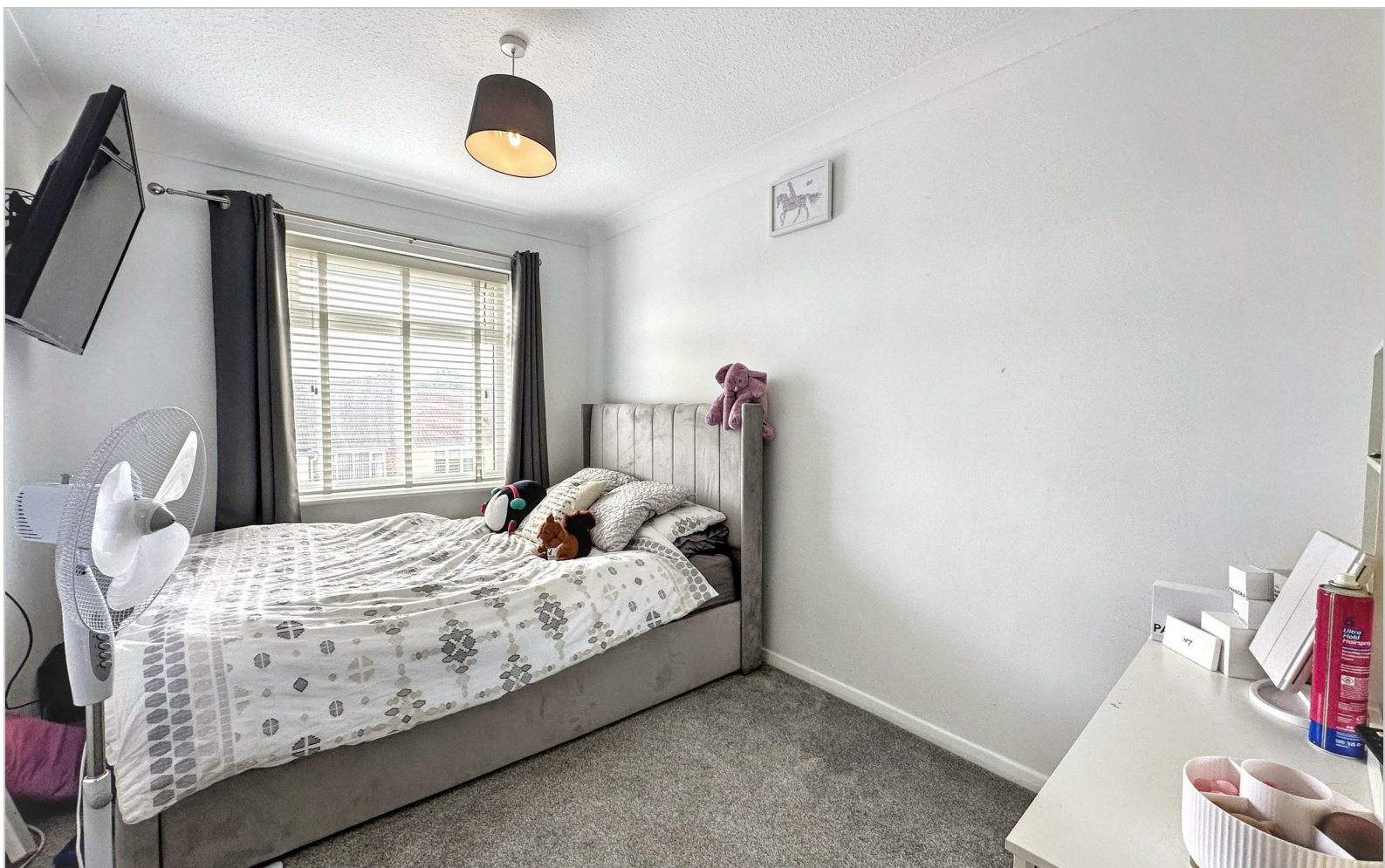
## AML PROCEDURE

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.

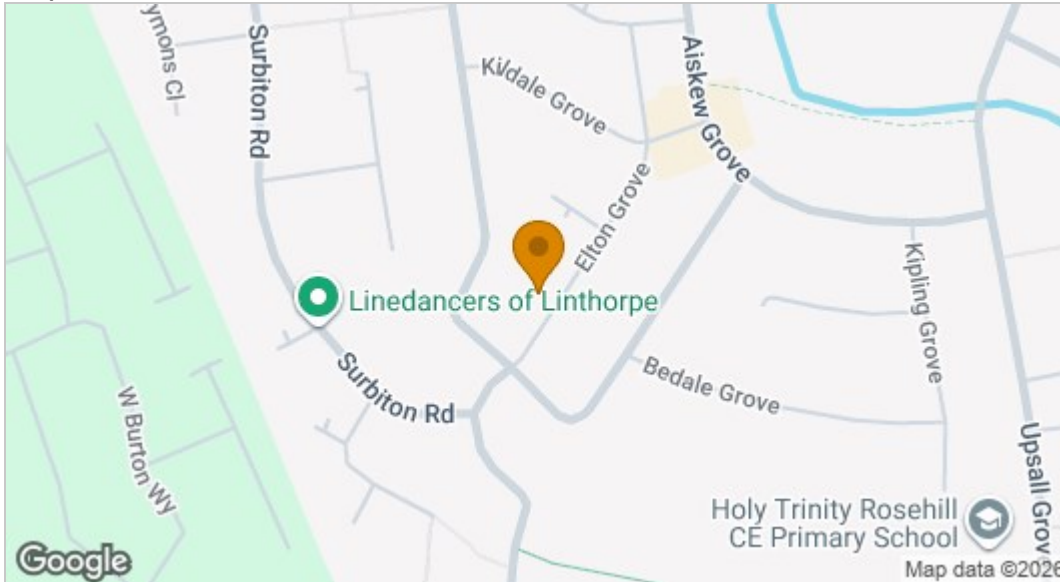
## INTEGRATED GARAGE



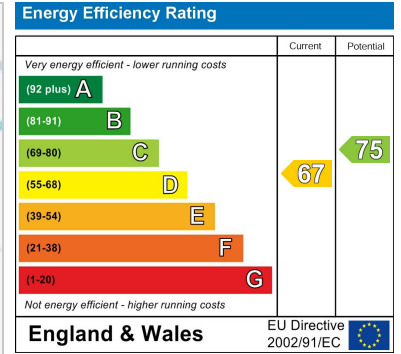




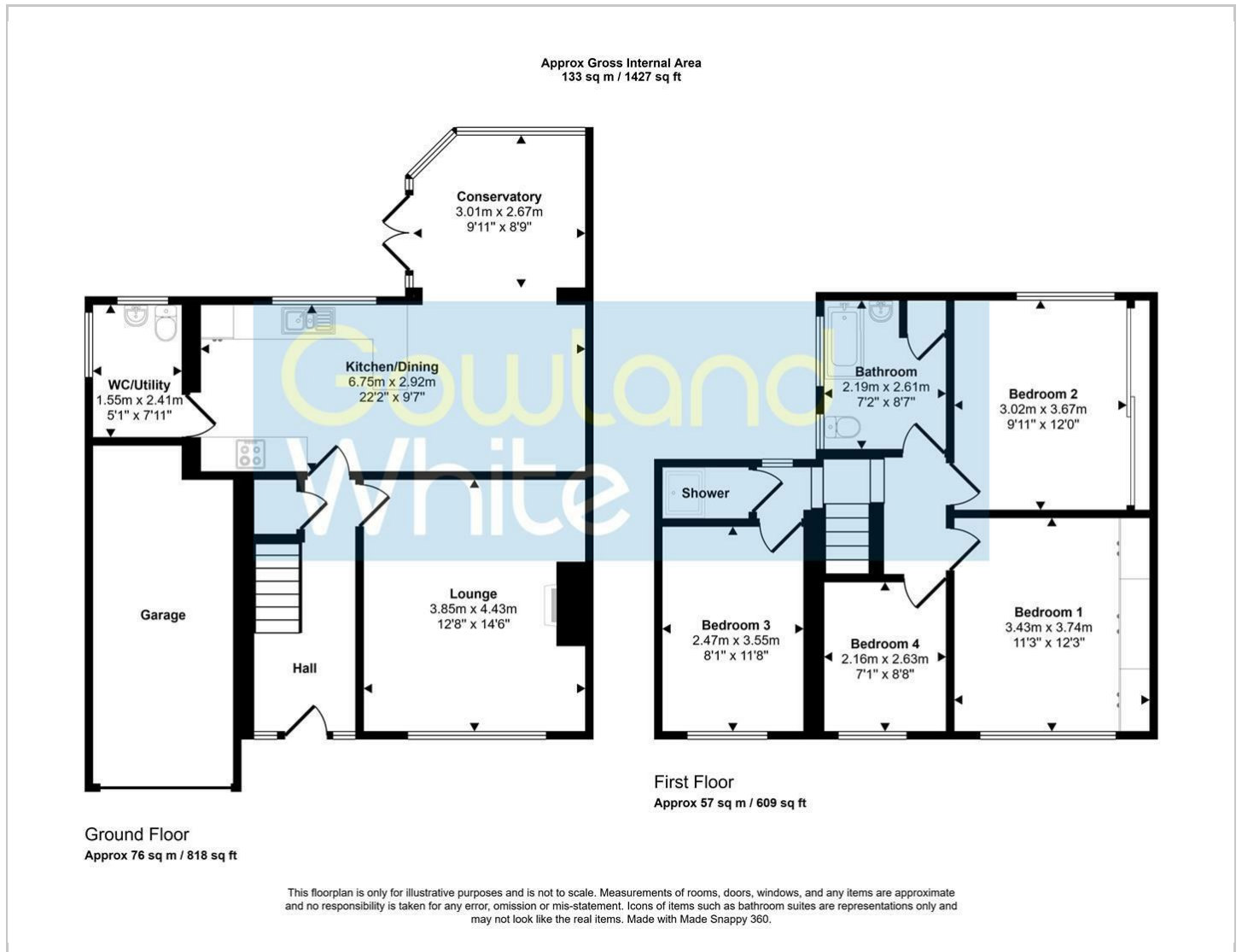
## Map



## EPC graph



## Floor Plan



## 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.