



This beautifully presented property has recently come to the market and offers stylish, modern living throughout, making it an ideal family home.

At the heart of the home is the impressive open-plan kitchen, dining, and lounge area, designed perfectly for both everyday living and entertaining. The modern fitted kitchen flows seamlessly into the spacious dining area and comfortable lounge, creating a bright and welcoming atmosphere. The lounge features a stunning fireplace with a cosy log burner, providing a perfect focal point for the room. Doors from the dining area open directly onto the rear garden, allowing plenty of natural light to fill the space and offering excellent indoor-outdoor living.

The ground floor further benefits from a practical utility room and a convenient cloakroom/WC. Throughout the property, modern full-length wall radiators add both style and efficiency.

On the upper level, the property comprises a contemporary family bathroom, two generously sized double bedrooms complete with fitted wardrobes, and a well-proportioned single bedroom, ideal as a child's room, guest room, or home office.

Externally, the property boasts a fantastic sun-trap rear garden with a seating area perfect for relaxing or entertaining during the warmer months. The garden is mainly laid to lawn and also benefits from additional outdoor

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

3 Bed - House - Semi-Detached

£225,000

EPC Rating: C

Council Tax Band: C

Tenure: Freehold



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Entrance Hallway

Entrance door front elevation, 1 x radiator, storage and stairs to upper.

Kitchen

Open plan - Rear double glazed window, breakfast bar, island electric hob, wall and base units.

Diner

Rear double glazed doors and open plan with lounge/kitchen. Full length wall radiators.

Lounge

Log burner, double glazed front window, carpet flooring and full length wall radiators.

Utility

Rear double glazed window, radiator, sink and drainer.

Cloakroom

Front double glazed window. w/c and wash hand basin.

Landing

Side double glazed window, carpet flooring and loft access.

Bathroom

Double glazed windows, bath, shower, w/c and wash hand basin.

Bedroom

Front double glazed window and radiator.

Bedroom

Rear double glazed window and radiator

Bedroom

Front double glazed window and radiator.



Energy Efficiency Rating

| 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 | 71 | 82 |

EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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