



## Hillcrest Avenue, Fairfield, Stockton-On-Tees, TS18 5AF

A spacious three bedroom semi detached home set on a generous corner plot in the heart of Fairfield - ideally placed for local amenities, excellent schools, and close proximity to the beautiful Ropner Park. Offering a bright, well proportioned layout and superb outdoor space, this property presents an exciting opportunity to create a home tailored to your own taste.

The house enjoys a prominent corner position with gardens to the front, side and rear, giving a real sense of space. To the side of the property sits a detached garage and driveway, providing secure parking or additional storage.

The bay windowed accommodation is ready for updating and now offers an excellent opportunity to create your perfect home. At ground level there is an entrance hallway, a WC extension, two reception rooms and the kitchen. The side door leads so a sun room lean-to which will need upgrading to modern standards.

Upstairs, there are two double bedrooms with built in wardrobes, a single bedroom and a family bathroom. The layout is practical and family friendly, with excellent potential to refresh or extend (subject to correct planning), thanks to the size of the plot.

The location is a major advantage. The property falls within walking distance of Hartburn Primary School and Ian Ramsey CE Academy, both highly sought after, making this an appealing choice for families. Local shops, transport links and green spaces are all close by, with Ropner Park reachable in around 15 minutes on foot.

A fantastic opportunity in a desirable and well connected area.

Offers In The Region Of £179,900





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HALLWAY

LOUNGE

12'7" x 12'1" (3.84m x 3.68m)

KITCHEN

13'1" x 7'8" (3.99m x 2.34m)

DINING ROOM

16'9" x 11'10" (5.11m x 3.61m)

DOWNSTAIRS WC

5'4" x 3'6" (1.63m x 1.07m)

SUN ROOM

17'1" x 6'2" (5.21m x 1.88m)

LANDING

BEDROOM ONE

13'1" x 10'1" (3.99m x 3.07m)

BEDROOM TWO

11'3" x 11'2" (3.43m x 3.40m)

BEDROOM THREE

7'1" x 6'8" (2.16m x 2.03m)

BATHROOM

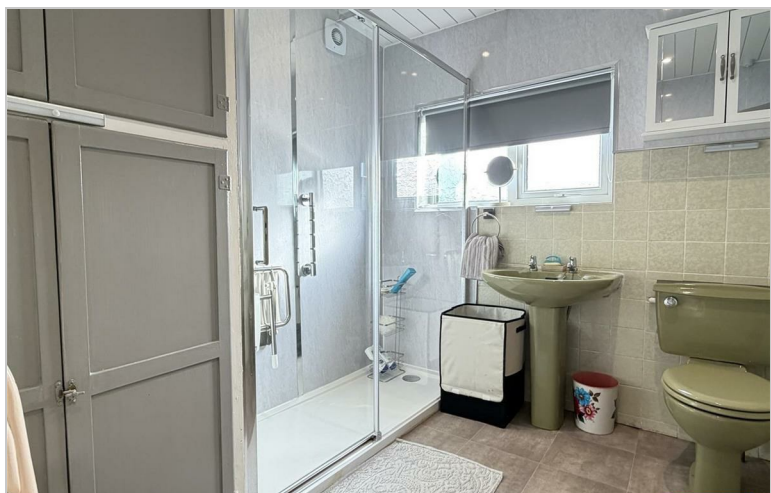
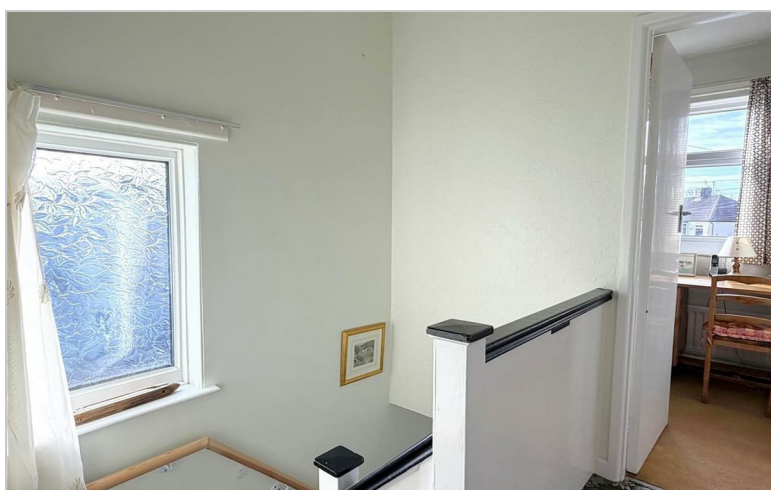
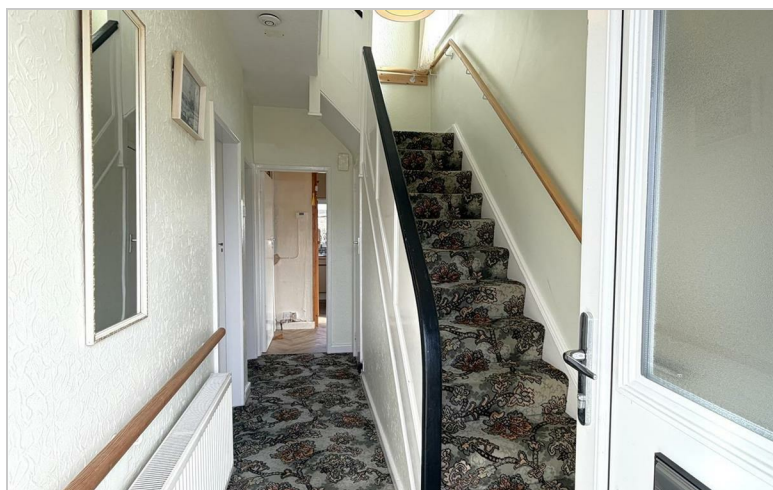
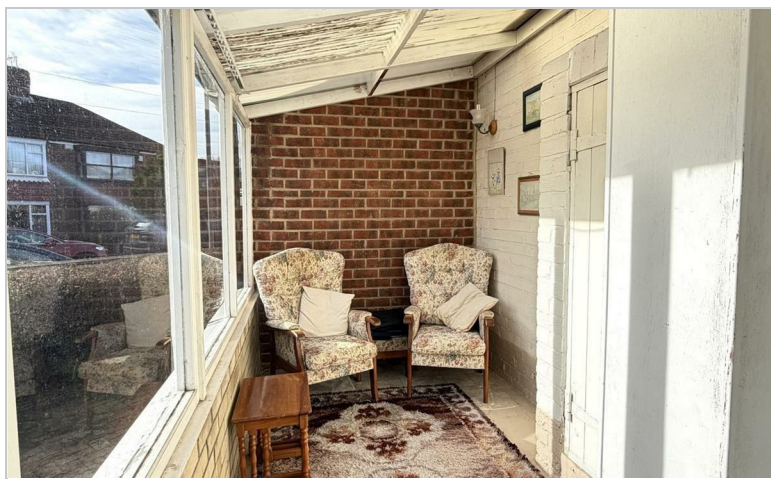
8'5" x 7'9" (2.57m x 2.36m)

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.





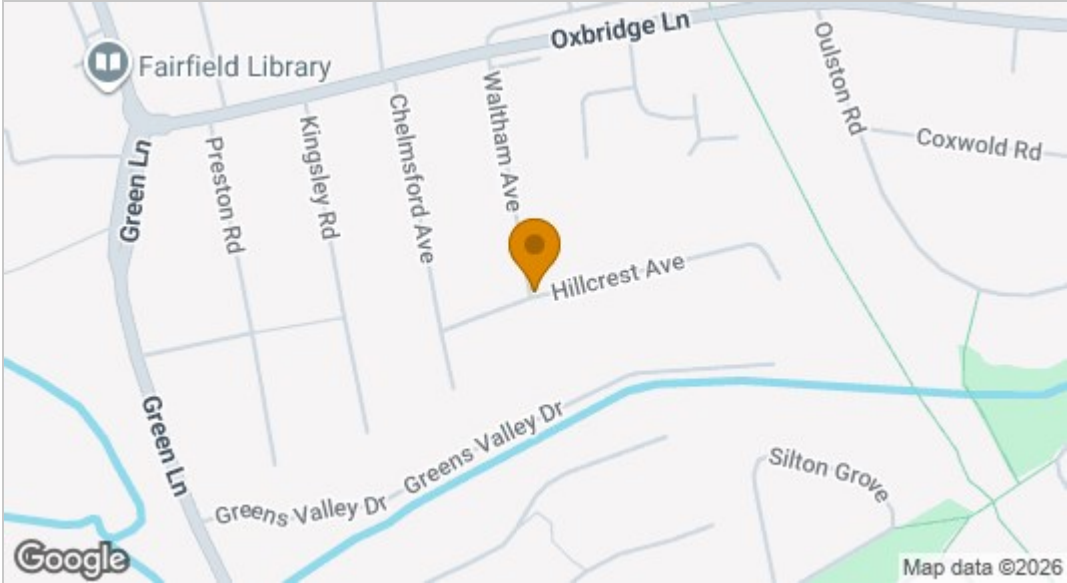




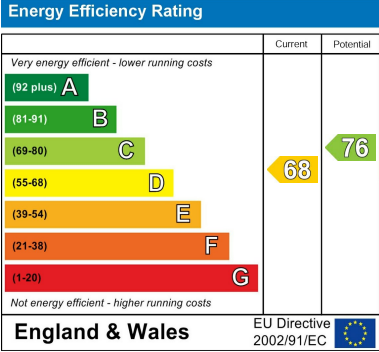




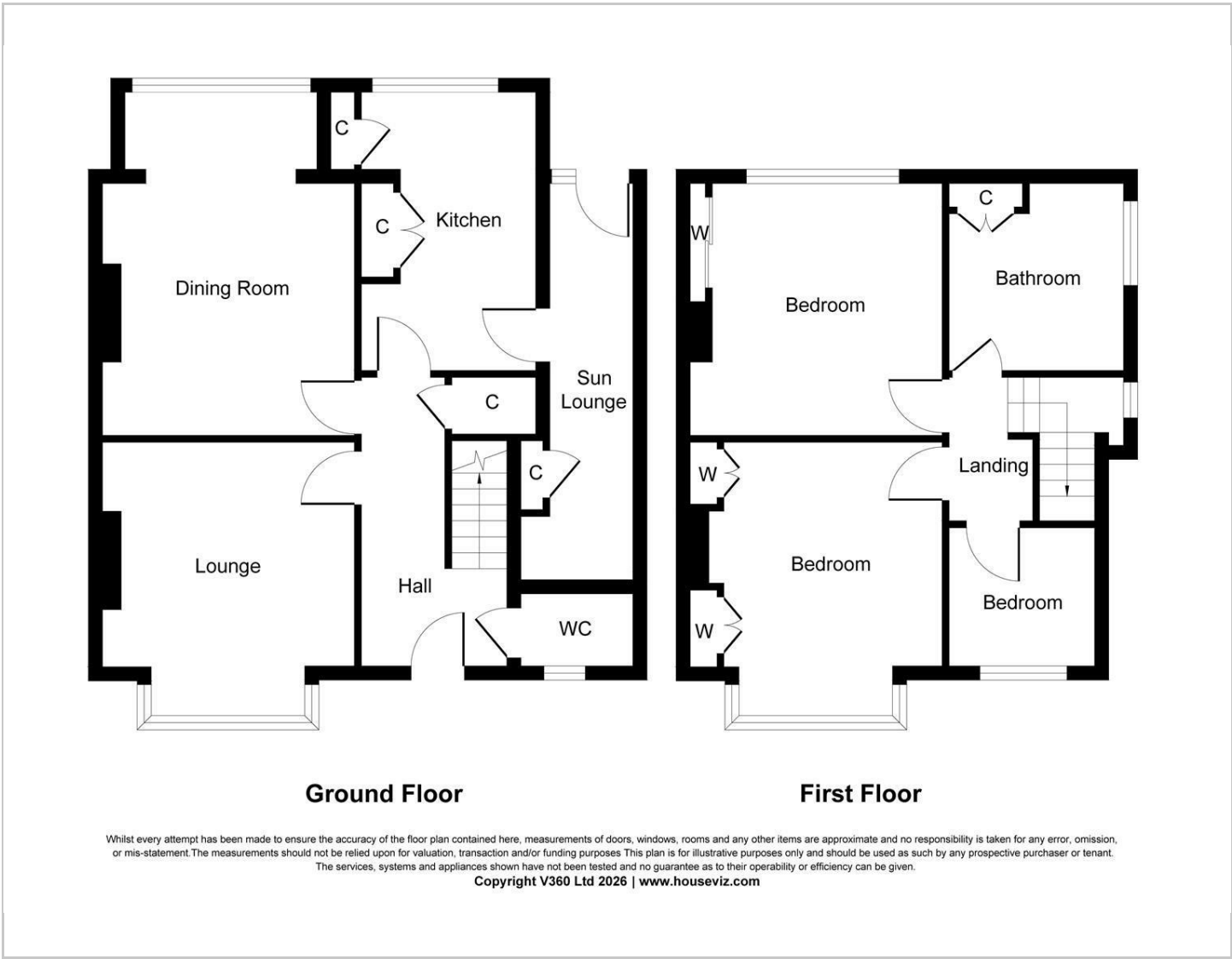
Map



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