GowlandWhite

# Arden Grove, Fairfield, Stockton-On-Tees, TS19 7AU

**SOLD IN 7 DAYS** Available with no onward chain, this well presented three bedroom semi-detached home with garage occupies a popular Fairfield location, ideal for family purchasers.

The accommodation briefly comprises of an entrance hall leading to a spacious lounge featuring a bay window and attractive log-burning stove, together with a separate dining room enjoying double doors opening onto the rear garden, creating an ideal space for entertaining.

The fitted kitchen offers a stylish range of shaker-style units, a peninsular island, and integrated appliances including hob, oven, washing machine, dishwasher, microwave, and fridge freezer. In addition, the property benefits from a useful lean-to utility area with WC.

To the first floor are three well proportioned bedrooms, two of which benefit from built-in wardrobes, providing excellent storage.

Further features include gas central heating, double glazing throughout, and the added advantage of a boarded loft space, as advised by the vendor.

Externally, the property enjoys a thoughtfully designed frontage with a large concrete print driveway providing ample off-road parking and leading to the attached garage. To the rear is a pleasant enclosed garden laid mainly to lawn with established borders, shrubs, and a patio seating area.

Perfectly suited to growing families, the property is conveniently positioned close to highly regarded primary and secondary schools, including Stockton Sixth Form College, together with excellent local amenities and transport links.

Offers Over £200,000

3 1 2 D

# Arden Grove, Fairfield, Stockton-On-Tees, TS19 7AU

HALLWAY

LOUNGE
13'1" x 12'6" (3.99m x 3.81m)

KITCHEN
10'1" x 9'7" (3.07m x 2.92m)

DINING ROOM
12'10" x 12'6" (3.91m x 3.81m)

UTILITY ROOM/DOWNSTAIRS WC
10'10" x 4'9" (3.30m x 1.45m)

LANDING

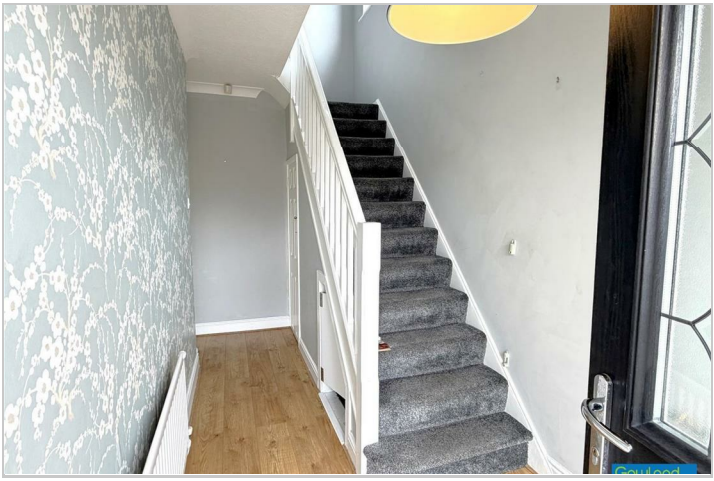
BEDROOM ONE
14'4" x 11'3" (4.37m x 3.43m)

BEDROOM TWO
12'1" x 11'5" (3.68m x 3.48m)

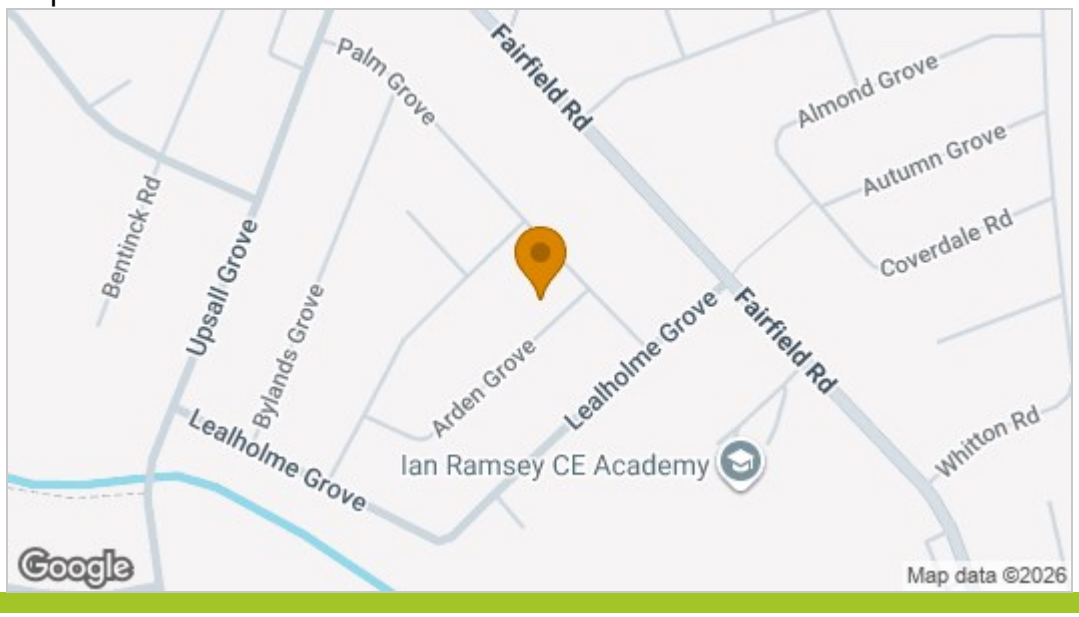
BEDROOM THREE
7'2" x 7'2" (2.18m x 2.18m)

BATHROOM
8'5" x 7'1" (2.57m x 2.16m)

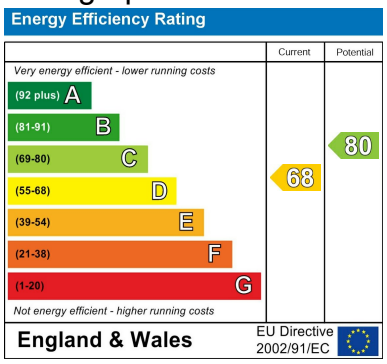
AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. 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.

17 Bishop Street, Stockton on Tees, TS18 1SY
Tel: 01642 615657 Email: stockton@gowlandwhite.co.uk https://www.gowlandwhite.co.uk/