

ALBERT ROAD, FAIRFIELD, STOCKTON-ON-TEES, TS19 7EW



- ▲ Detached three-bedroom bungalow
- ▲ Highly sought-after Fairfield location
- ▲ Stunning south-facing garden professionally landscaped by Wilkinson Landscapes
- ▲ Multiple seating and entertaining areas
- ▲ Contemporary kitchen-diner with French doors to the garden
- ▲ Quartz worktops and bespoke oak coffee station
- ▲ Spacious lounge
- ▲ Detached garage and ample parking

£325,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



There are homes you simply live in, and there are homes that transform the way you live.

Set within one of Fairfield's most desirable residential locations, this good-sized three-bedroom detached bungalow offers a rare opportunity to enjoy single-level living without compromising on space, privacy or lifestyle.

The true heart of this home lies beyond the French doors.

Facing due south and professionally landscaped by the renowned Wilkinson Landscapes, the garden has been thoughtfully designed as a series of outdoor rooms, creating a private sanctuary that can be enjoyed throughout the day. Whether it's morning coffee beneath the timber pergola, relaxed afternoons on the lawn, or summer evenings entertaining family and friends on the extensive sandstone terraces, every aspect of the garden has been created to make the most of the sunshine and the seasons.

The seamless connection between the contemporary kitchen-diner and the outdoor entertaining space creates an exceptional flow rarely found in bungalow living. Open the doors and the garden becomes an extension of the home itself.

Inside, the accommodation is equally impressive. A welcoming entrance hall leads to a stylish kitchen-diner featuring quartz worktops, integrated appliances and a bespoke oak coffee station, while the comfortable lounge provides a cosy retreat overlooking the gardens. Three well-proportioned bedrooms and a modern family bathroom complete the accommodation.

Outside, the property benefits from generous off-street parking, a detached garage and beautifully established planting that provides colour, texture and interest throughout the year.

Perfectly suited to downsizers seeking quality without compromise, gardening enthusiasts, or buyers simply looking for a home where outdoor living takes centre stage, this is a property that offers far more than square footage alone.

It offers a lifestyle.

TO VIEW: Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk



ALBERT ROAD, TS19 7EW

GROUND FLOOR

ENTRANCE HALL - 4.45m x 1.65m (14'7" x 5'5")

With double glazed door and sidelight to the side aspect, twin radiator, large double door store cupboard, loft access with pull down ladder and large walk-in store cupboard with double glazed window to the side aspect.

KITCHEN DINER - 5.84m x 3.78m (max) (19'2" x 12'5" (max))

With engineered flooring, twin radiator, double glazed door to the side aspect, double glazed window to the rear aspect and double glazed French doors open to the rear garden. Modern fitted kitchen with Quartz worktops incorporating a sink and routed drainer with mixer tap, Zanussi electric hob, plumbing for washing machine, high level oven, integrated dishwasher and bespoke oak worktop/coffee station.

LIVING ROOM - 4.37m (14'4") x 3.53m (11'7") into alcoves

With double glazed window to the rear aspect, twin radiator and Adam style wooden fire surround with tiled back and hearth and inset living flame gas fire.

BEDROOM ONE - 3.2m x 4.06m (10'6" x 13'4")

With double glazed window to the front and side aspects and single radiator.

BEDROOM TWO - 2.87m x 3.45m (9'5" x 11'4")

With double glazed window to the front aspect and single radiator.

BEDROOM THREE - 2.36m x 2.18m (7'9" x 7'2")

With double glazed window to the side aspect and single radiator.

BATHROOM - 2.5m x 2.18m (8'2" x 7'2")

With two double glazed windows to the side aspect, side panelled bath, vanity unit with cabinet below, low level WC, corner shower cubicle, chrome heated towel rail, tiled walls and floor, panelled ceiling and linen cupboard housing the combi boiler.

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - LJ/LS/STO260204/09062026

Council Tax Band: C

Tenure: Freehold

TO VIEW: Contact our Stockton office on

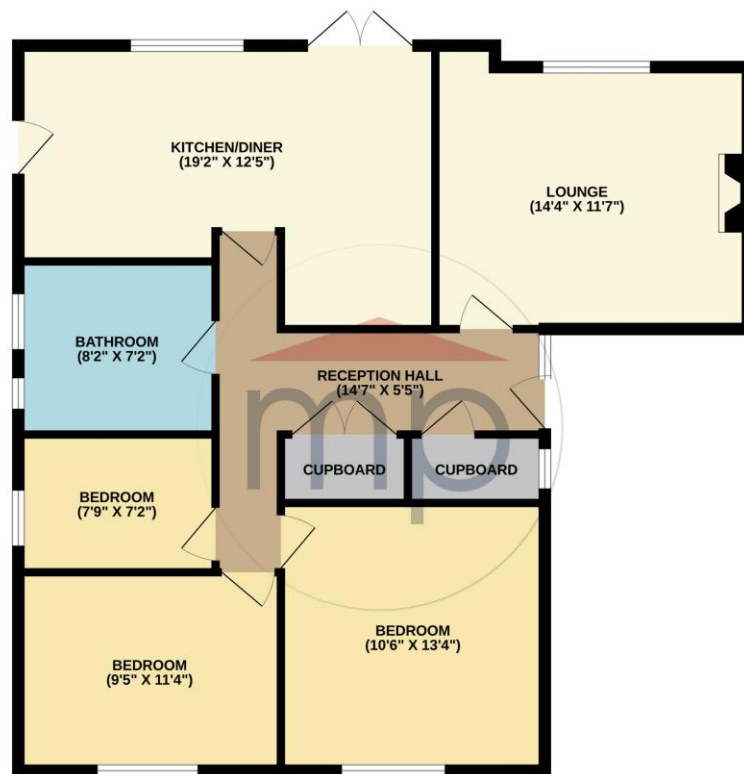
Tel: **01642 355000**



ALBERT ROAD, TS19 7EW



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac ©2023

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Stockton Office on Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions