



## Green Vale Grove, Fairfield, Stockton-On-Tees, TS19 7RA

A beautifully presented three bedroom semi-detached house, presented with NO ONWARD CHAIN, is perfect for families or first time buyers, located in the ever popular area of Fairfield, offering spacious, modern living throughout.

This ideal family home comprises an inviting entrance hallway leading to a bright and airy lounge featuring a three-sided electric fireplace and bespoke shelving within the alcoves, creating a warm and welcoming space to relax. The open plan kitchen/dining room is fitted with stylish high gloss units and integrated appliances including a fridge freezer, dishwasher, oven, hob and extractor hood. A large central island incorporates the sink and provides additional workspace, all finished with elegant quartz worktops. Two sets of French doors open directly onto the rear garden, flooding the space with natural light and offering a seamless indoor/outdoor flow. Additionally, the ground floor offers a practical utility room and convenient downstairs WC.

Upstairs, the property offers three bedrooms, each tastefully decorated and filled with natural light, alongside a fully tiled family bathroom. Externally, the home benefits from a well maintained rear garden featuring a patio, decking area and lawn, perfect for outdoor dining, entertaining and family time. To the front, a double-width block paved driveway provides convenient off street parking.

This ideal family home is well placed within close proximity to reputable local primary and secondary schools, including Stockton Sixth Form College. It also offers easy access to shops, amenities and the A66, providing excellent transport links for commuting.

£250,000



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## HALLWAY

## LOUNGE

16'7" x 12'7" (5.05m x 3.84m)

## FAMILY ROOM

13'10" x 7'2" (4.22m x 2.18m)

## KITCHEN/DINING ROOM

24'10" x 9'6" (7.57m x 2.90m)

## DOWNSTAIRS WC/UTILITY ROOM

7'1" x 4'1" (2.16m x 1.24m)

## LANDING

## BEDROOM ONE

14'11" x 11'6" (4.55m x 3.51m)

## BEDROOM TWO

12' x 9'4" (3.66m x 2.84m)

## BEDROOM THREE

4'4" x 7'2" (1.32m x 2.18m)

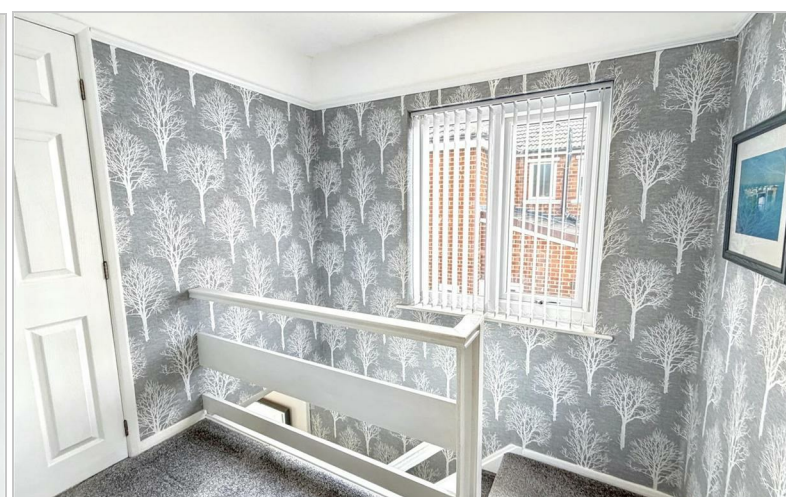
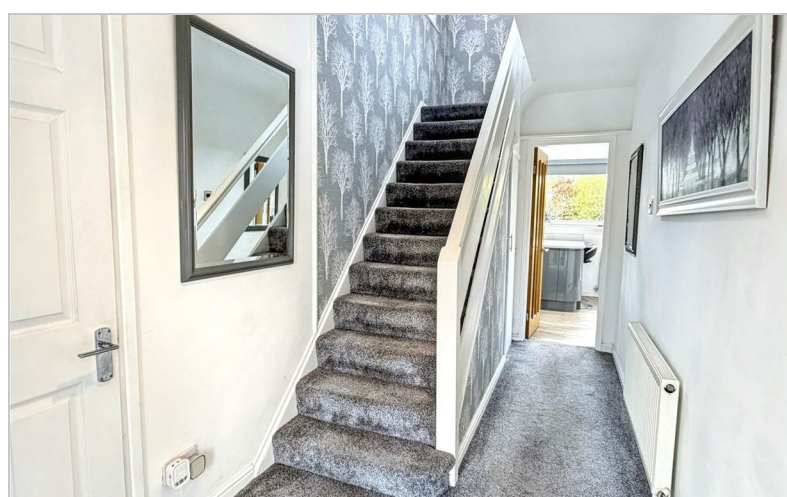
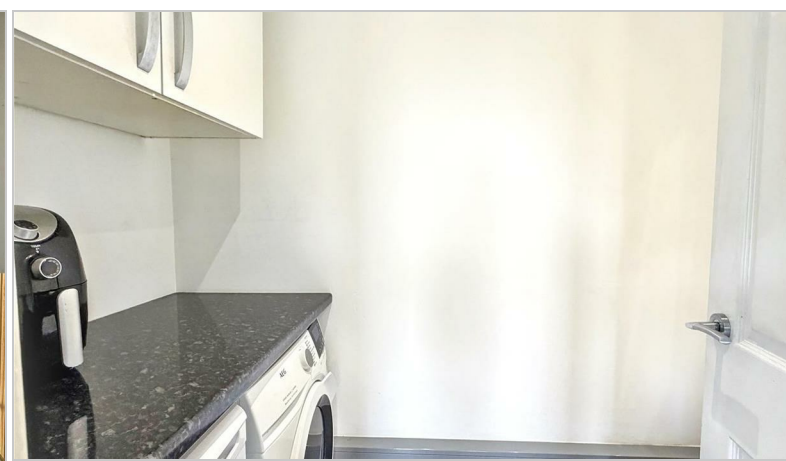
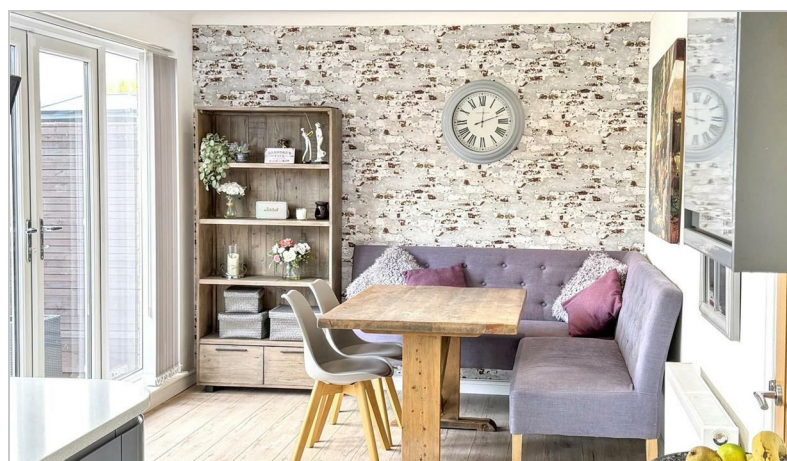
## BATHROOM

8'3" x 7'1" (2.51m x 2.16m)

## AML PROCEDURE

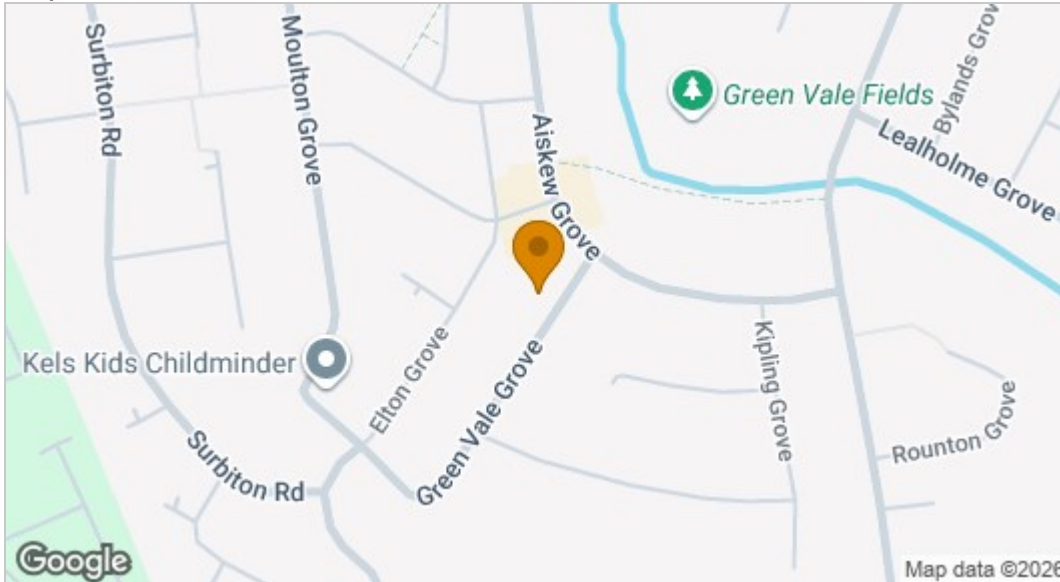
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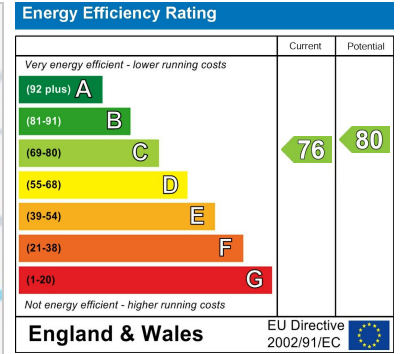




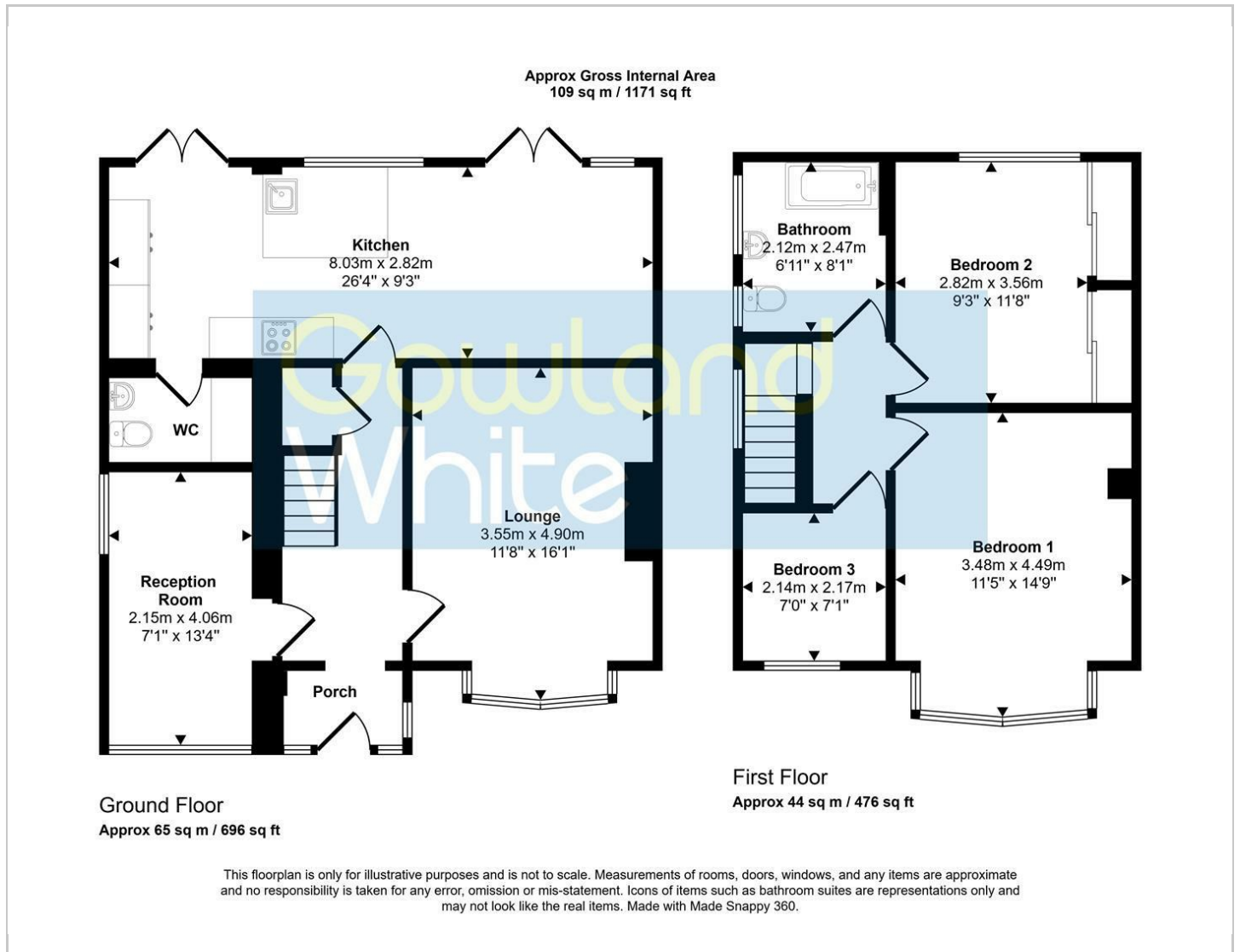
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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