


# 54 Upsall Grove, Stockton-On-Tees

£235,000

Michael Poole
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# 54 Upsall Grove

## Stockton-On-Tees

A stunning three-bedroom Fairfield semi with a spectacular 26ft open-plan kitchen, dining and family space, stylish living room, beautiful established garden and driveway. Made for modern family life.

- Beautifully Presented Three-Bedroom Semi-Detached Home
- Spectacular 26ft Open-Plan Kitchen, Dining & Family Space
- Impressive Central Island with Breakfast Bar Seating
- Extended Living Space with Roof Lights & Garden Access
- Separate Bay-Fronted Lounge with Contemporary Media Wall
- Three Versatile Bedrooms, Principal with Fitted Wardrobes
- Stylish Modern Family Bathroom
- Beautiful Established Rear Garden with Mature Planting & Wisteria
- Block-Paved Driveway Providing Off-Road Parking

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**Some homes simply have that special something – and this beautifully presented three-bedroom semi-detached home on Upsall Grove certainly delivers.**

From its striking contemporary interiors and impressive open-plan kitchen, dining and family space to its beautifully established rear garden, this is a home designed for enjoying life, entertaining friends and making the most of time together.

Situated within the popular Fairfield area of Stockton-on-Tees, the property combines the charm of a traditional semi-detached home with a modern interior that feels stylish, welcoming and wonderfully sociable.

If there's one room that defines this property, it's the **spectacular 26-foot open-plan kitchen, dining and family space**.

Beautifully extended and thoughtfully designed, this is so much more than somewhere to prepare meals. It's the kind of space that brings everyone together, whether that's a quick breakfast before school, friends gathering around the island on a Friday evening or relaxed Sunday afternoons with the doors open to the garden.

The sleek contemporary kitchen is arranged around a substantial central island, providing generous preparation space, an induction-style hob and breakfast bar seating. Stylish cabinetry, integrated appliances, statement pendant lighting and a striking extractor create a smart, sophisticated finish.

Beyond the kitchen, there's ample space for a substantial dining table, while a separate seating area provides the perfect place to relax with a coffee, catch up on the day or simply enjoy the garden views.

Roof lights flood the space with natural daylight, complementing the warm timber flooring and creating a wonderfully bright, airy atmosphere.



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Bi-fold doors open directly onto the rear garden, making indoor-outdoor living feel completely natural. During warmer months, the patio becomes an extension of the living space – ideal for summer entertaining, barbecues and long evenings with friends.

This really is a room designed around the way people want to live today.

While the open-plan space provides the perfect setting for everyday family life, the **separate front living room** offers somewhere to retreat when it's time to slow things down.

With its attractive bay window, warm timber flooring and beautifully designed media wall, complete with a contemporary inset fire and decorative log display, the room has a sophisticated yet comfortable feel.

Imagine closing the door on a busy day, putting your favourite film on and settling down for a cosy evening. It's that valuable second living space that makes a busy household work so well.

Upstairs, the property offers three bedrooms, providing accommodation that can adapt as family life changes.

The **principal bedroom** is an inviting retreat, with a bay window bringing in natural light and fitted wardrobes providing practical storage while maintaining a clean, uncluttered appearance.

The second bedroom is another comfortable space, ideal for children, visiting family or overnight guests.

The third bedroom offers welcome versatility – equally suited to a nursery, dressing room, study or dedicated home-working space.

Completing the first floor is a stylish family bathroom, featuring contemporary tiling, a shower over the bath, a modern vanity washbasin and contrasting fittings.

Fairfield continues to be a popular choice for families and professionals, thanks to its established residential setting and convenient access to local amenities, schools, shops and transport connections. Stockton town centre, Hartburn



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The rear garden is another of this home's standout features.

Beautifully established and wonderfully green, it provides a lovely contrast to the clean contemporary lines of the interior.

A generous lawn offers space for children to play or simply to enjoy the outdoors, while mature shrubs and established planting create an attractive, leafy backdrop.

The **beautiful wisteria along the boundary** brings seasonal colour and character, adding to the garden's charm.

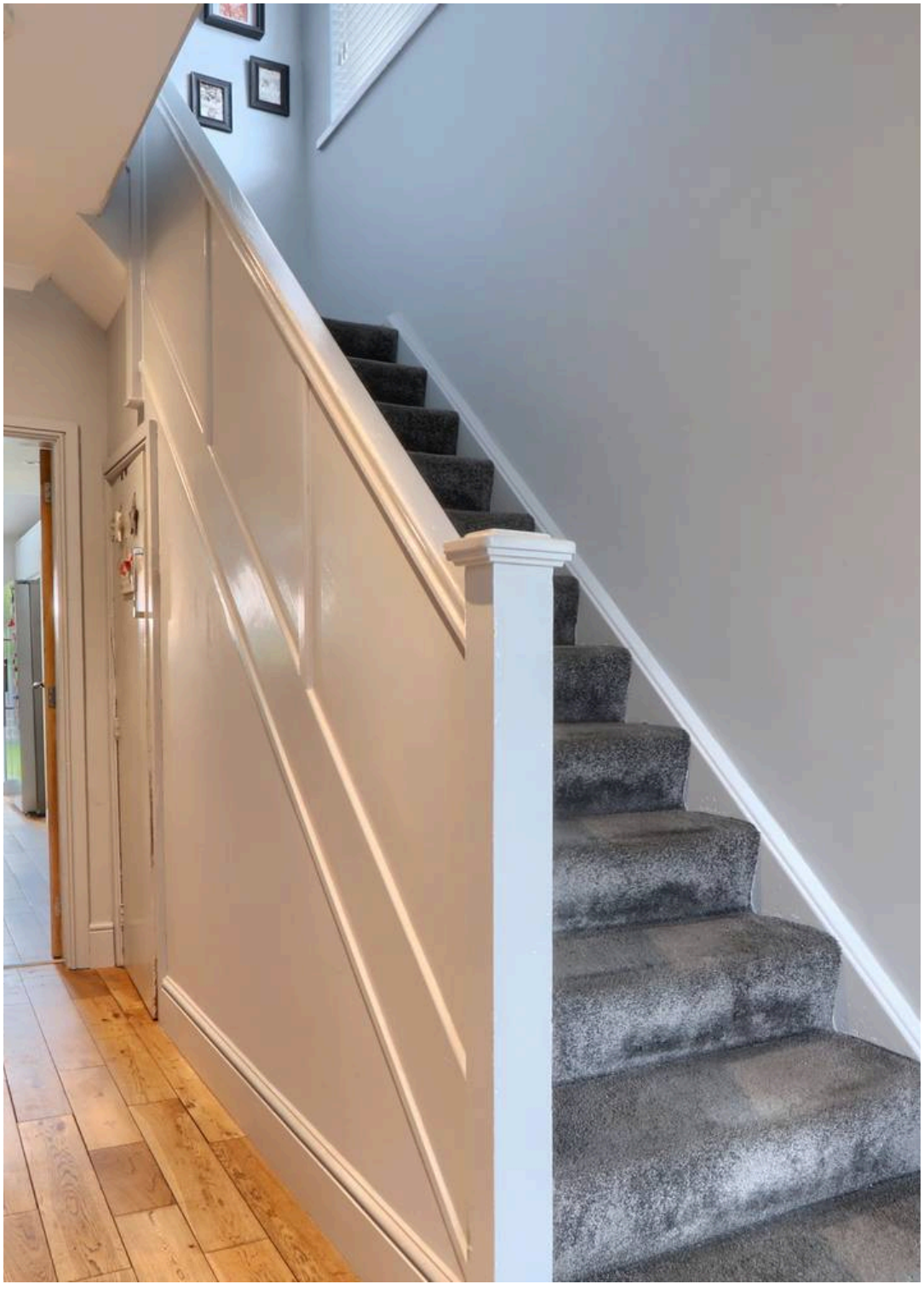
A decked terrace provides the perfect spot for outdoor furniture, summer dining and relaxed evenings, while the garden's established surroundings create an appealing sense of privacy.

Whether you're hosting friends, enjoying a quiet morning coffee or spending a sunny afternoon outdoors, it's a space you'll want to make the most of.

To the front, the property enjoys an attractive traditional appearance, complemented by a block-paved driveway providing valuable off-road parking.

Fairfield continues to be a popular choice for families and professionals, thanks to its established residential setting and convenient access to local amenities, schools, shops and transport connections.

Stockton town centre, Hartburn Village and the wider Teesside area are all within easy reach, making the location particularly practical for work, school and everyday life.



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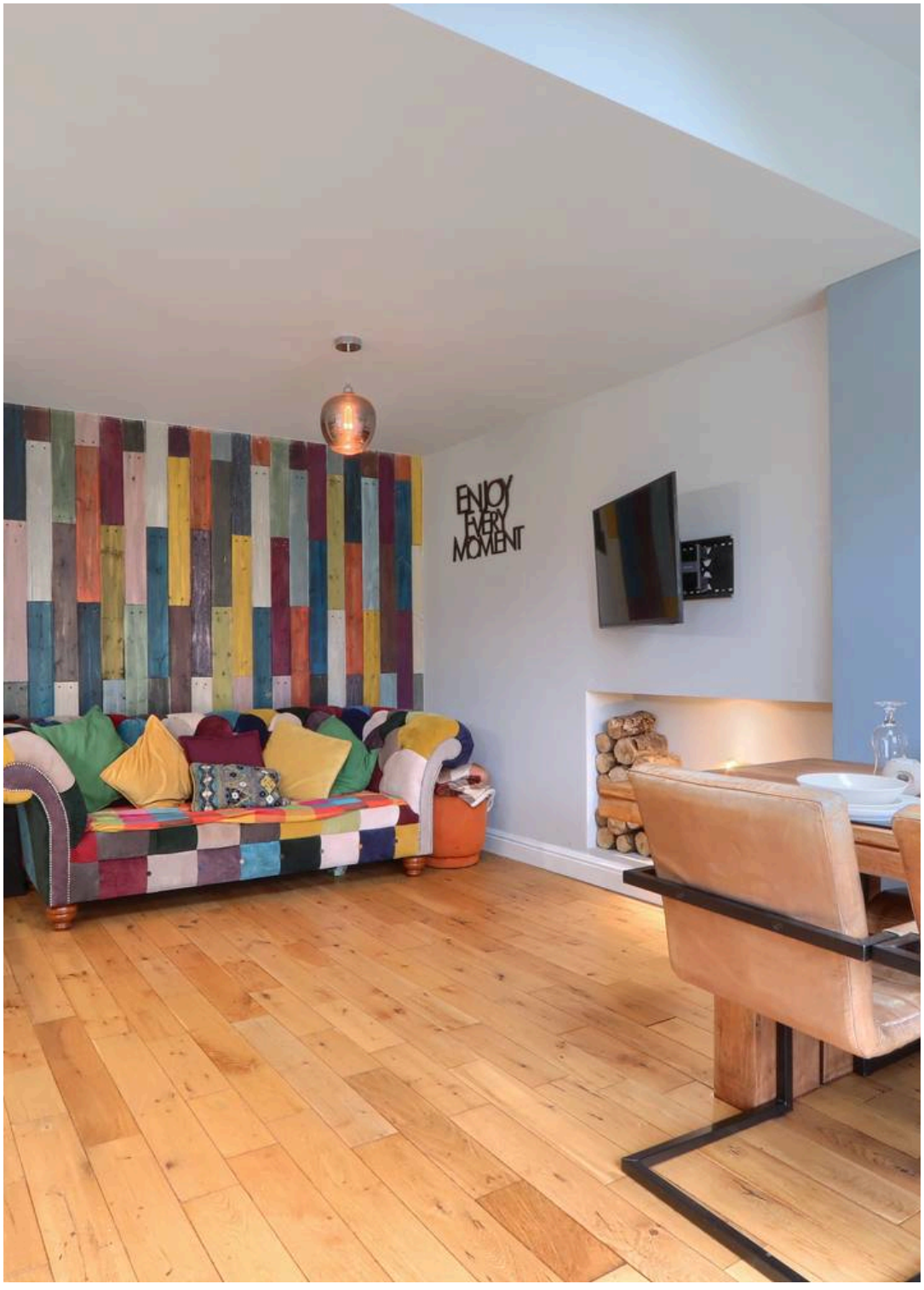
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

**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:**
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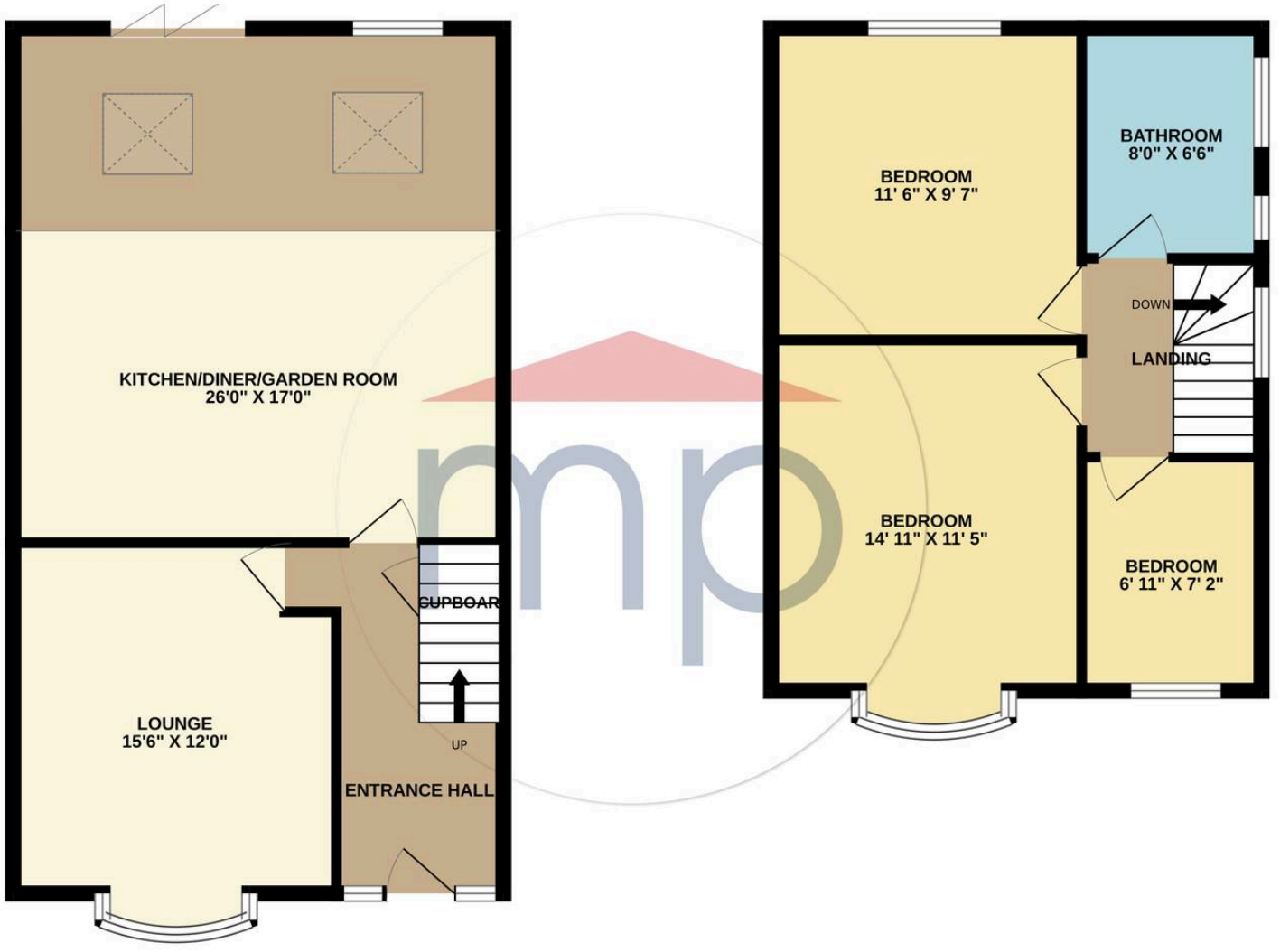

LOVE
DKNY





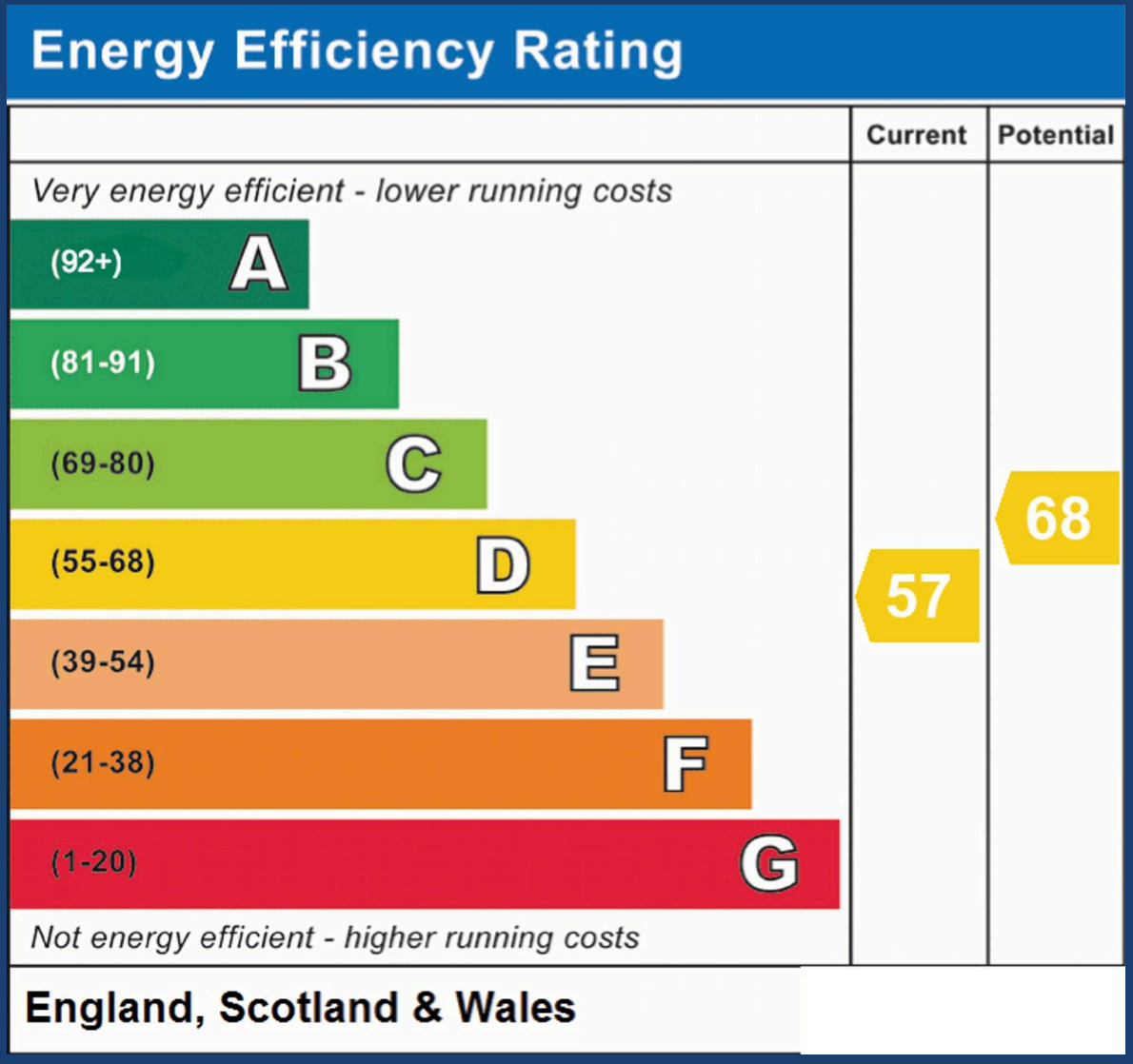
GROUND FLOOR

1ST 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.
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