



9 Cathedral Drive

Fairfield, Stockton-On-Tees, TS19 7JP

Immaculately presented and ready to move into, this stunning semi-detached home is located in a cul de sac within the sought after Fairfield area. Thoughtfully laid out to create a bright and spacious flow throughout, the property offers comfortable living ideal for a variety of buyers.

The ground floor features a hall, welcoming lounge and a modern kitchen/dining room complete with integrated appliances and French doors opening out to the rear garden. There is also a convenient downstairs WC. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom, fitted in 2022, with a shower over the bath. This beautiful home is in excellent condition, with uPVC double glazing throughout, a recently installed combi boiler, a new driveway and a fully updated kitchen and bathroom. All windows have been replaced within the last five years, ensuring energy efficiency and low maintenance.

Externally, the property enjoys attractive gardens to both the front and rear. The rear garden is well maintained with patio area and artificial lawn. A paved driveway provides off-street parking for two cars and leads to an attached single garage.

Cathedral Drive offers a prime position in Fairfield, with well regarded local schools, shops, leisure facilities, and excellent transport links all within easy reach. This is a fantastic opportunity to acquire a high quality home in a desirable location.

£205,000

£205,000



HALL
LOUNGE
14'8" x 11'11" (4.47m x 3.63m)
KITCHEN/DINING ROOM
18'7" x 11'4" (5.66m x 3.45m)
DOWNSTAIRS WC
5' x 2'9" (1.52m x 0.84m)



LANDING
BATHROOM
9'2" x 5'6" (2.79m x 1.68m)
BEDROOM ONE
13'10" x 11'3" (4.22m x 3.43m)
BEDROOM TWO
11'11" x 8'11" (3.63m x 2.72m)



BEDROOM THREE
8'6" x 7' (2.59m x 2.13m)



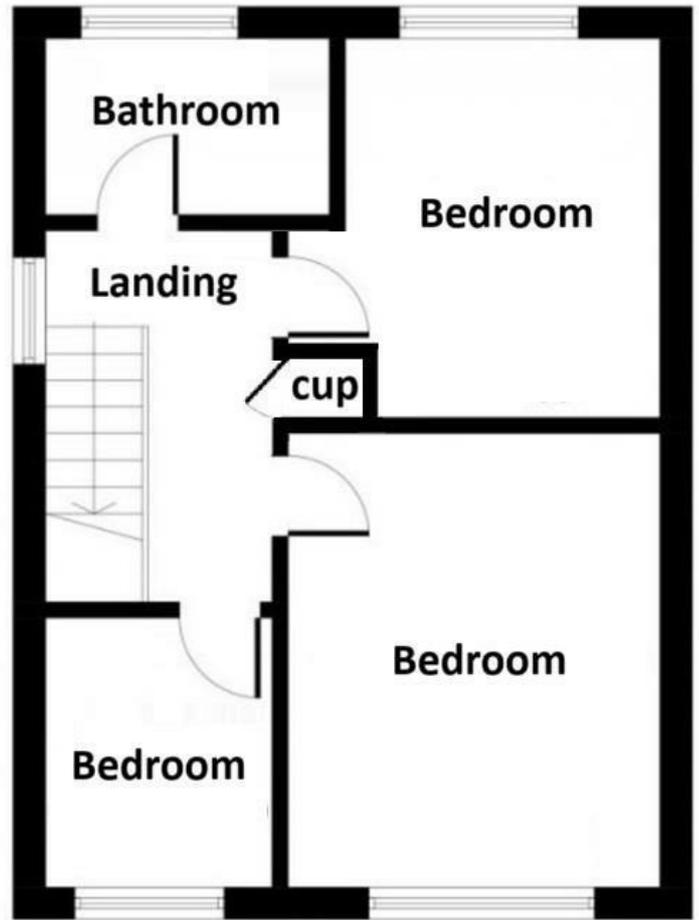
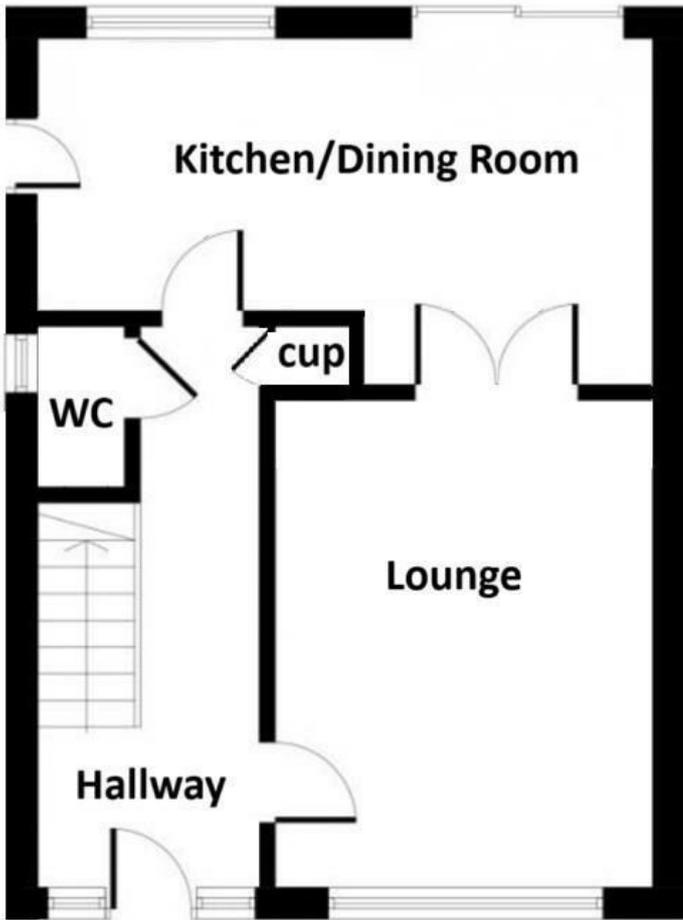
AML PROCEDURE





Directions

Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	