



## Wimpole Road, Fairfield, Stockton-On-Tees, TS19 7LP

Offered with no onward chain, this detached and extended bungalow sits on a generous corner plot with a block paved frontage providing excellent kerb appeal and plenty of parking.

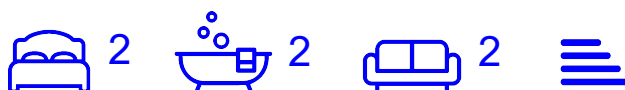
The accommodation begins with a porch leading into an open plan lounge and kitchen, a bright and sociable space complete with integrated oven, hob, fridge and freezer. A separate dining room offers further flexibility for everyday living or entertaining.

There are two bedrooms, one featuring fitted wardrobes and the other enjoying direct access to the garden along with its own en suite shower room. A main bathroom serves the rest of the home, while a large conservatory extends the living space even further, opening directly onto the garden and creating a lovely spot to relax. The property is gas centrally heated, double glazed throughout and benefits from a recently renewed roof.

Externally, the rear garden includes a decking area and lawn, along with a detached garage. Attached to the rear of the garage is an outbuilding that houses a sauna, adding a unique extra feature to the property.

The bungalow is conveniently placed within easy access of local schooling, shops, amenities and excellent public transport links.

£250,000



# Wimpole Road, Fairfield, Stockton-On-Tees, TS19 7LP

## PORCH

## KITCHEN/LOUNGE

19'6" x 16' (5.94m x 4.88m )

## INNER HALL

## DINING ROOM

15'2" x 9'7" (4.62m x 2.92m)

## CONSERVATORY

16'1" x 9'4" (4.90m x 2.84m)

## BEDROOM ONE

13'11" x 8'6" (4.24m x 2.59m )

## ENSUITE

8'5" x 4' (2.57m x 1.22m)

## BEDROOM TWO

7'10" x 7'7" (2.39m x 2.31m)

## BATHROOM

7'3" x 6'5" (2.21m x 1.96m)

## GARDEN ROOM

11'2" x 9'7" (3.40m x 2.92m)

## GARAGE

16'7" x 8'10" (5.05m x 2.69m)

## AML PROCEDURE

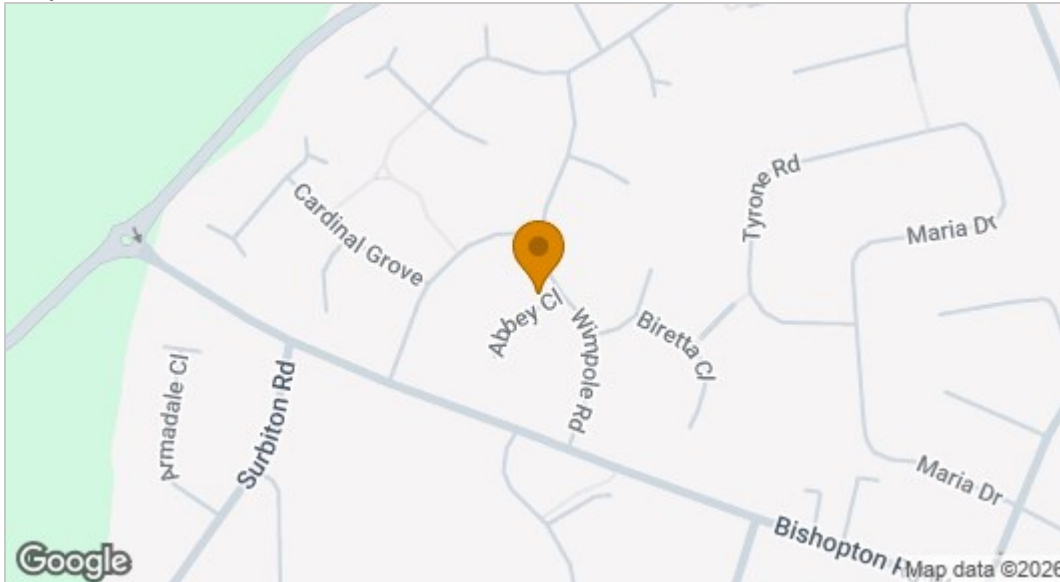
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.







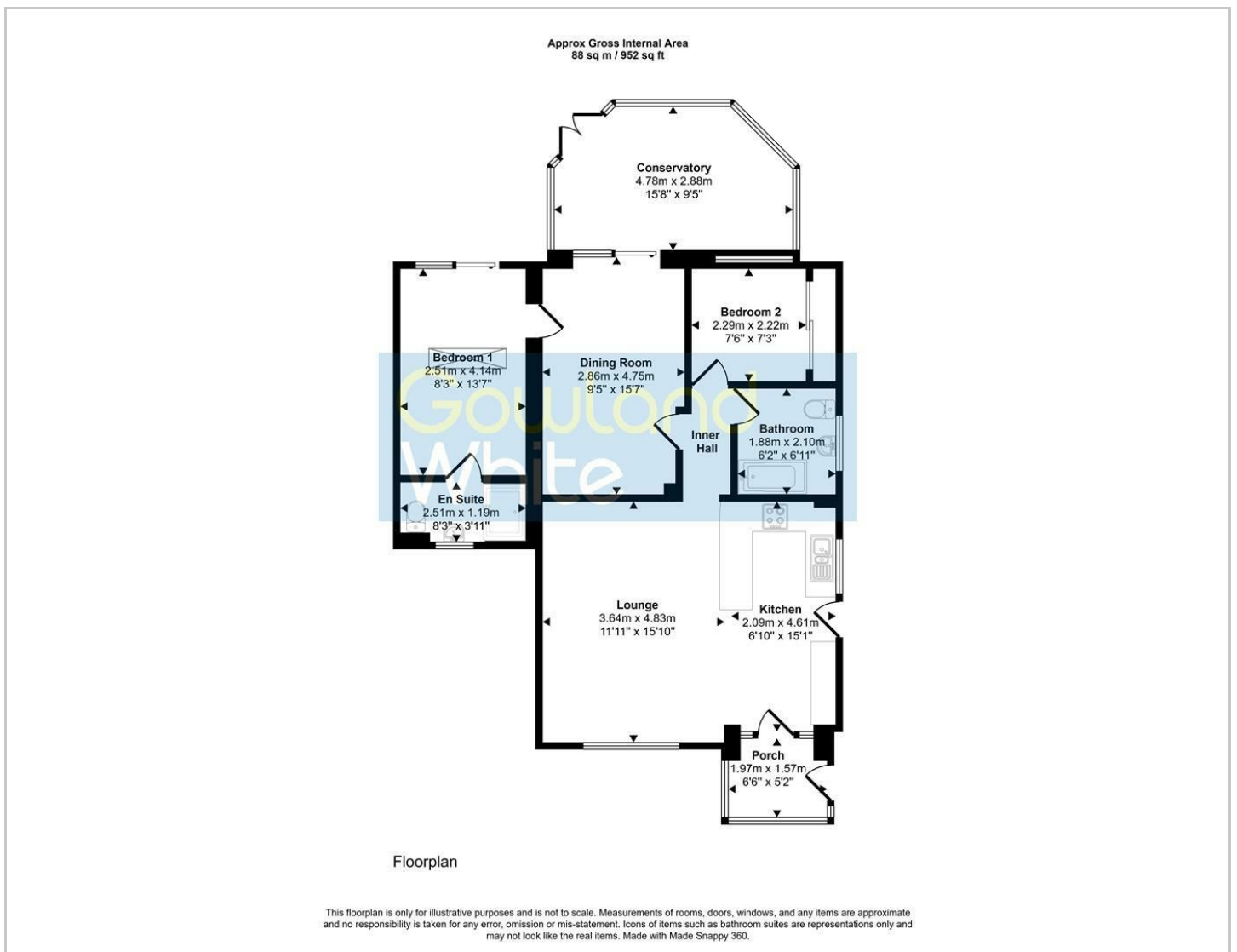
## Map



## EPC graph

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

## 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 firm's 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](mailto:stockton@gowlandwhite.co.uk) <https://www.gowlandwhite.co.uk/>