



## Fairwell Road, Fairfield, Stockton-On-Tees, TS19 7HS

Offered to the market with no onward chain, this superbly presented and extended three bedroom semi-detached property provides spacious family living accommodation in one of Fairfield's most desirable residential locations.

Having been significantly improved by the current owner, the property combines modern finishes with generous living space throughout and is ideally positioned within the catchment area for highly regarded local schools, including Ian Ramsey Secondary School, whilst offering excellent transport links to the A66, A19 and Stockton town centre.

The accommodation briefly comprises a welcoming entrance hallway, a spacious bay fronted dining room, an impressive lounge with doors to the garden, a modern high gloss fitted kitchen incorporating integrated appliances including fridge/freezer, dishwasher, oven, hob and microwave, and a breakfast room with matching cupboards.

To the first floor are three bedrooms, together with a stylish family bathroom featuring a large walk in shower and separate bath.

Externally, the property benefits parking to the front for up to two vehicles and an attached garage. To the rear is a fully enclosed garden offering a good degree of privacy, incorporating a lawned area and decking terrace, perfect for outdoor dining.

This outstanding family home must be viewed internally to fully appreciate the quality of accommodation on offer, generous size and excellent location.

£230,000



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## HALLWAY

## LOUNGE

12'5" x 10'7" (3.78m x 3.23m)

## KITCHEN

15'8" x 7'5" (4.78m x 2.26m)

## BREAKFAST ROOM

12'4" x 8'5" (3.76m x 2.57m)

## DINING ROOM

12'10" x 11'11" (3.91m x 3.63m)

## LANDING

## BEDROOM ONE

13'7" x 10'7" (4.14m x 3.23m)

## BEDROOM TWO

12'4" x 10'7" (3.76m x 3.23m)

## BEDROOM THREE

7'8" x 6'8" (2.34m x 2.03m)

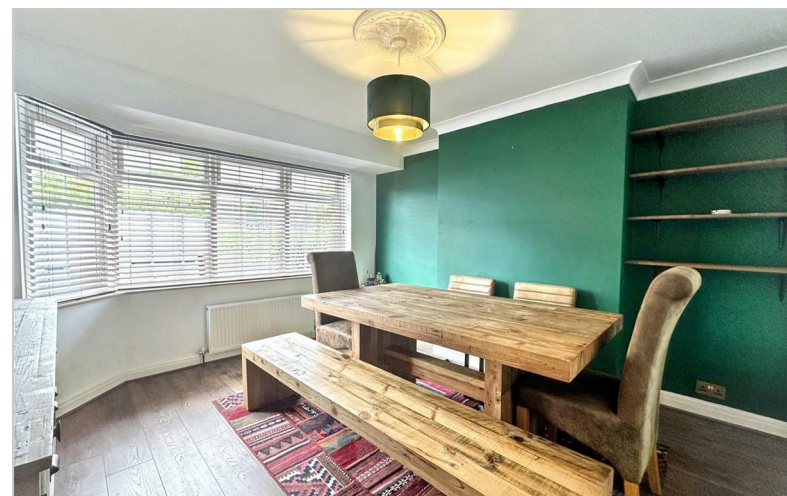
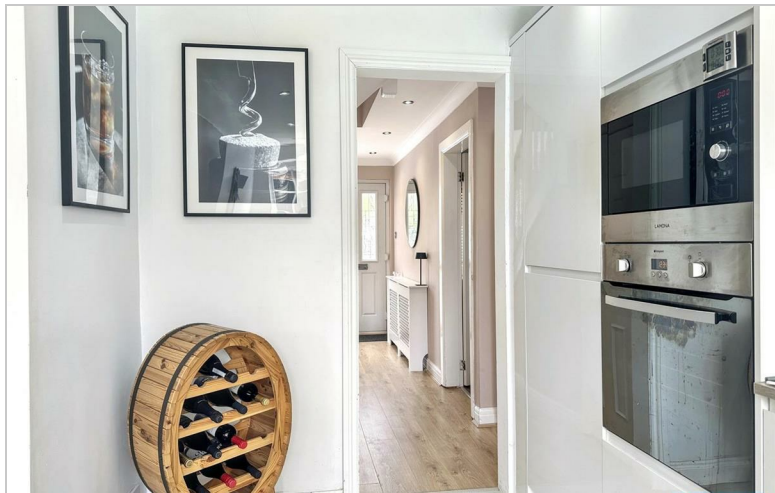
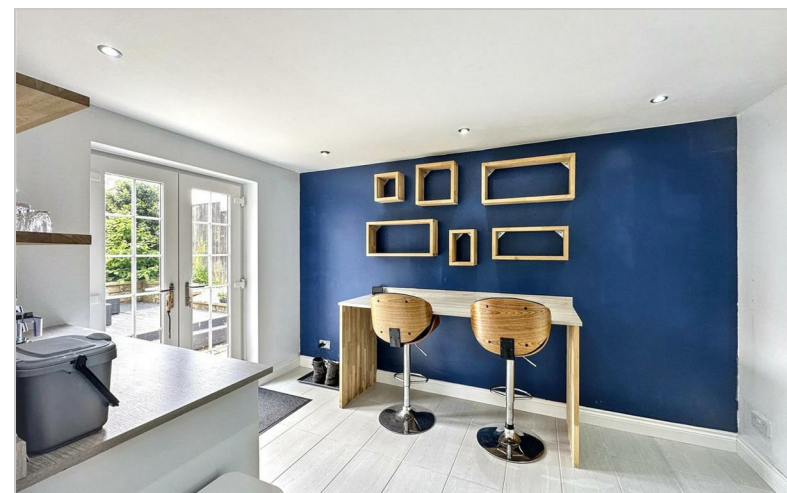
## BATHROOM

8'10" x 7'8" (2.69m x 2.34m)

## AML PROCEDURE

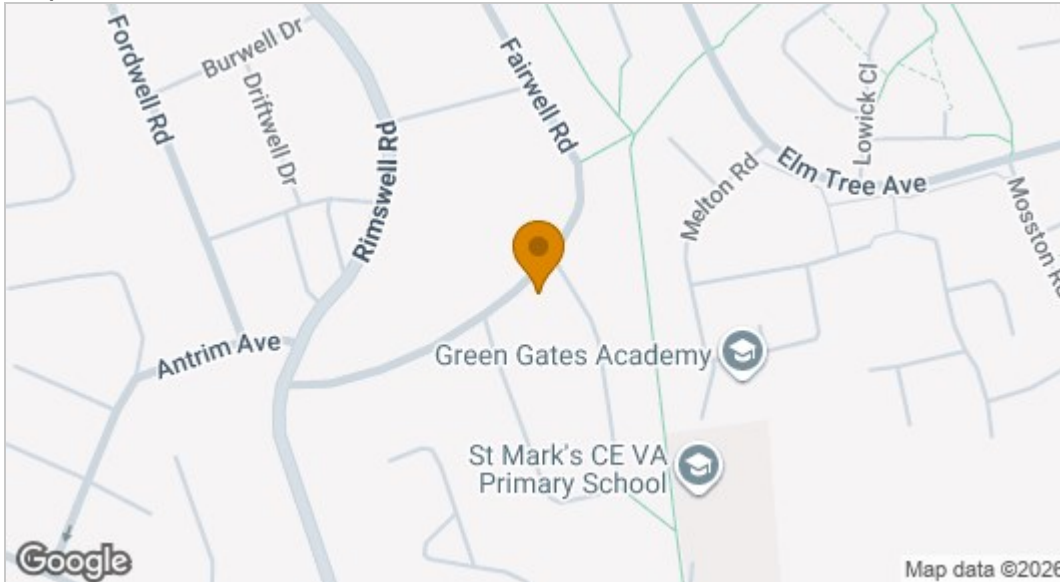
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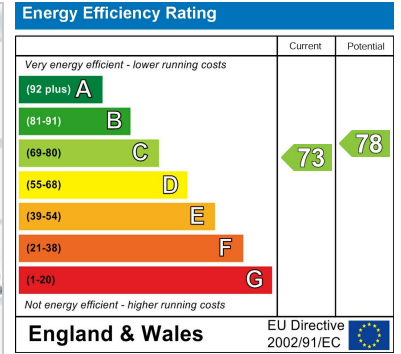




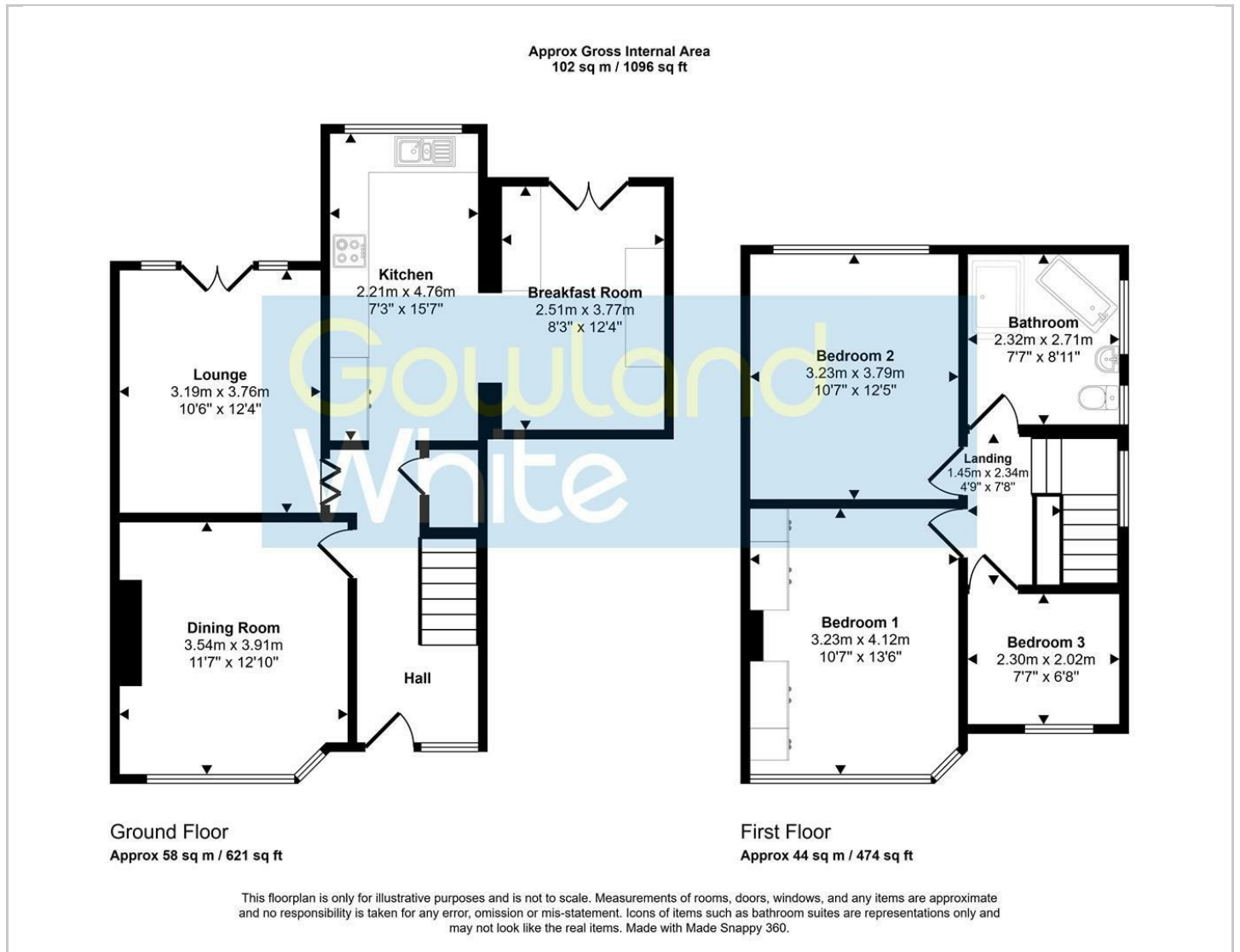
## Map



## 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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