



## Bishopton Road West, Fairfield, Stockton-On-Tees, TS19 7HA

This three bedroom semi-detached house, offered with no onward chain, presents a fantastic opportunity for buyers seeking a property with great potential for modernisation and development. The home provides the perfect canvas for those wishing to create a space tailored to their individual tastes and needs.

Enter via by a porch that leads into an entrance hall, from which you can access a generous lounge/dining area. The room is bright and airy, with sliding doors that open onto the rear garden. Adjacent to this is a kitchen and conservatory that offers lovely views over the garden. Upstairs, are three well proportioned bedrooms, two of which feature built-in wardrobes, along with a shower room and separate W/C. The property benefits from gas central heating (boiler new Dec 2022).

The exterior of the property is equally appealing, with a neat, lawned front garden and a gated patterned concrete driveway that provides off-street parking for several cars. This leads to a detached double garage with an electric door, offering additional storage or workspace. The large rear garden is a real highlight, with a low-maintenance gravelled area and a substantial lawn, providing excellent potential for extension or landscaping (subject to the necessary permissions).

This property is ideally located for families, with well regarded primary and secondary schools nearby, including Stockton Sixth Form College. It also benefits from being close to local shops, amenities, and the A66, offering easy access to transport links for commuters. With its spacious accommodation and significant potential, this house is sure to appeal to a wide range of buyers.

Offers In The Region Of £240,000





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## HALL

## LOUNGE/DINING ROOM

21'3" x 11'10" > 9'11" (6.48m x 3.61m > 3.02m)

## KITCHEN

10'11" x 12'10" (3.33m x 3.91m)

## CONSERVATORY

14'4" x 8'9" (4.37m x 2.67m)

## LANDING

## MASTER BEDROOM

11'11" x 14'8" (3.63m x 4.47m)

## BEDROOM TWO

6'11" x 12'0" (2.11m x 3.66m)

## BEDROOM THREE

11'11" x 7'6" (3.63m x 2.29m)

## SHOWER ROOM

7'5" x 6'10" (2.26m x 2.08m)

## DOUBLE GARAGE

21'1" x 19'0" (6.43m x 5.79m)

## 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.



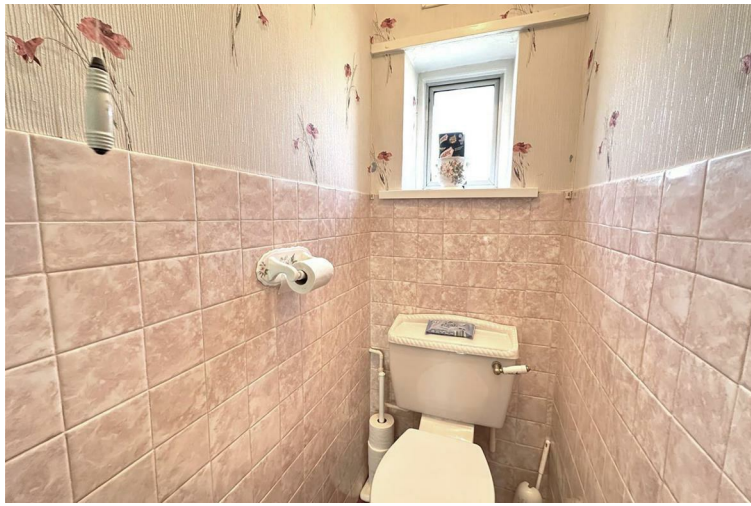


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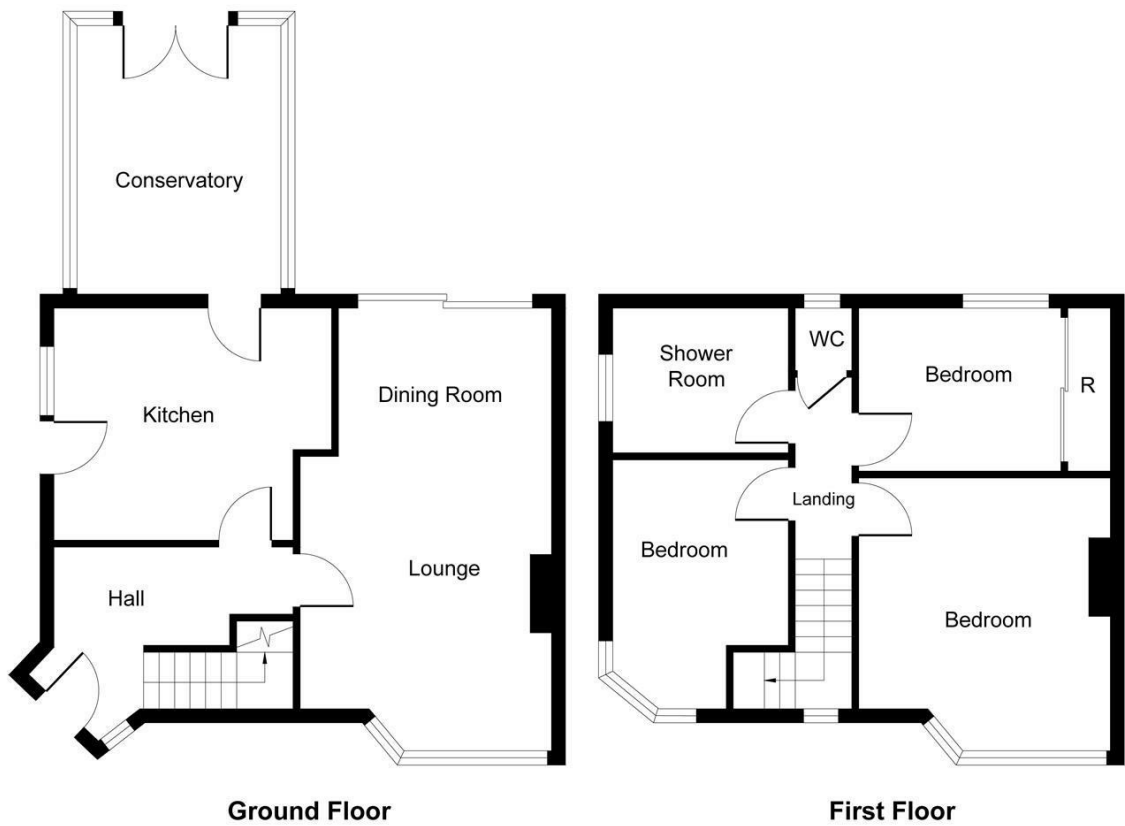
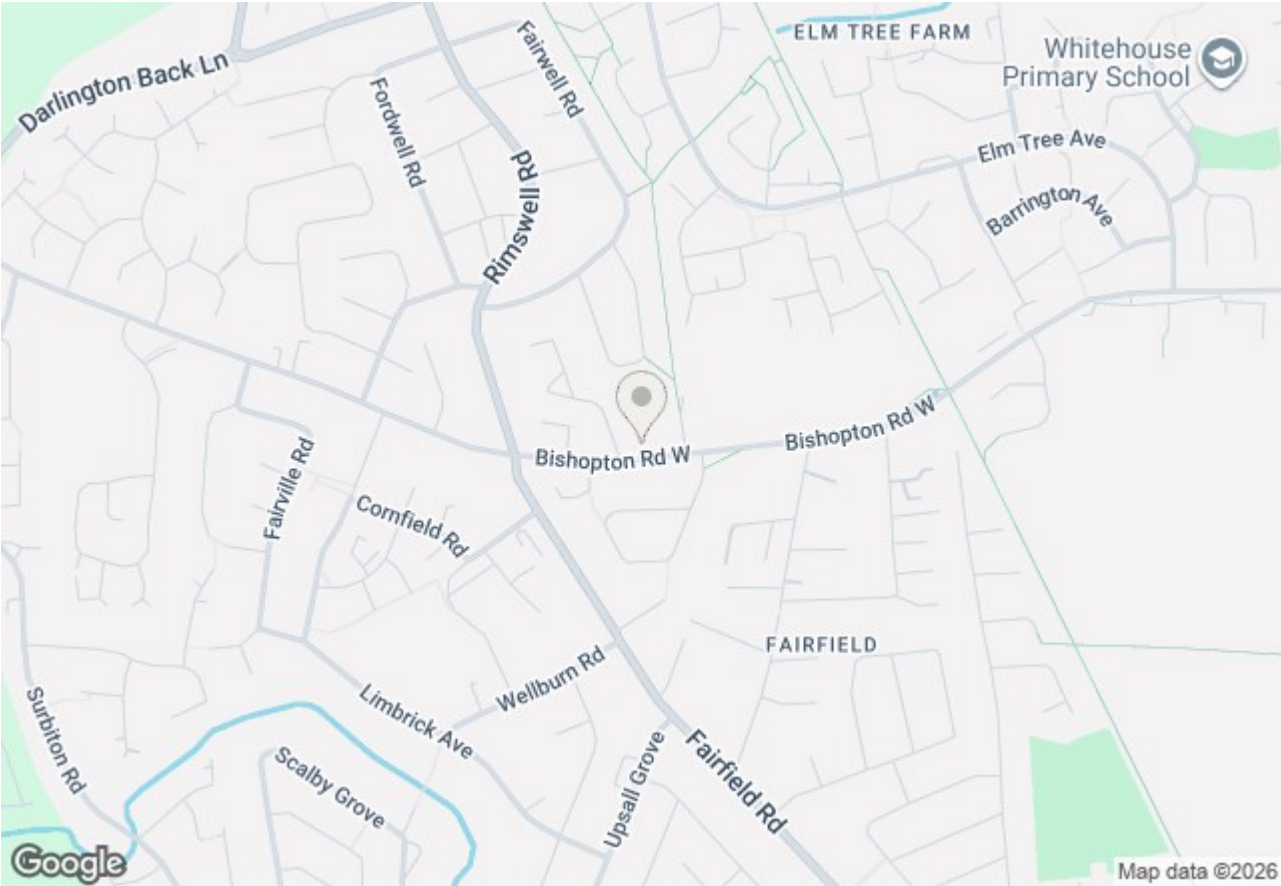


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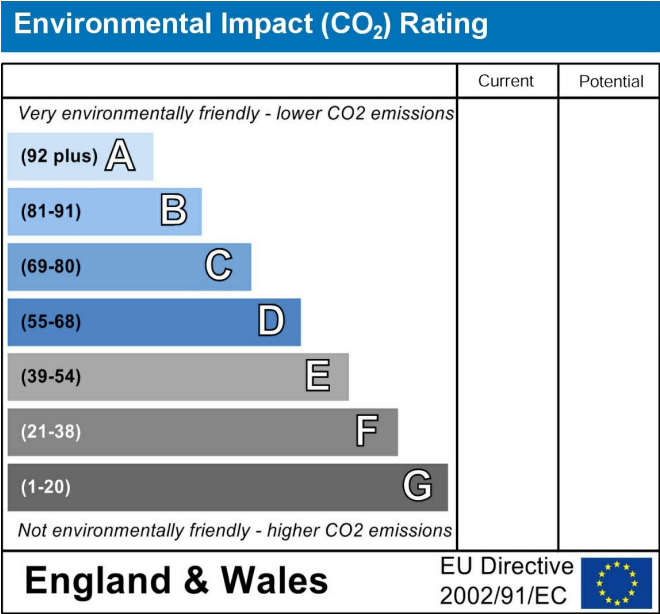
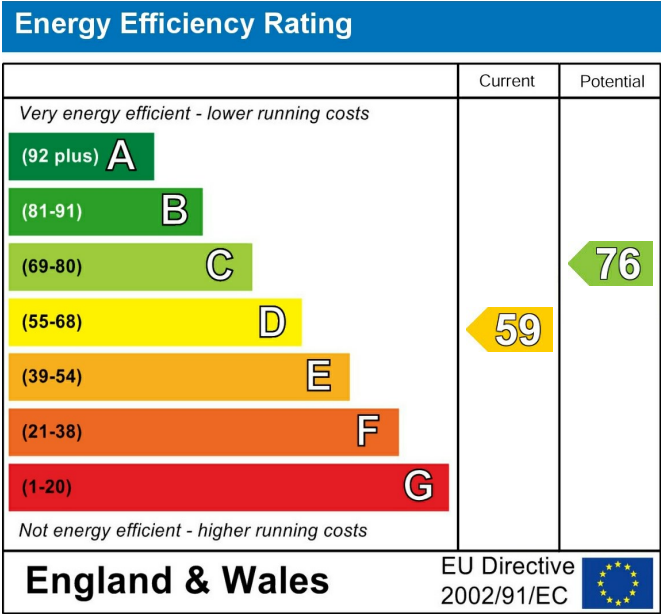


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VIEWING

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

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