



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

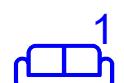
This three bedroom semi-detached house, offered with no onward chain, presents a fantastic opportunity for buyers seeking a property with great potential for modernisation and development. The home provides the perfect canvas for those wishing to create a space tailored to their individual tastes and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



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

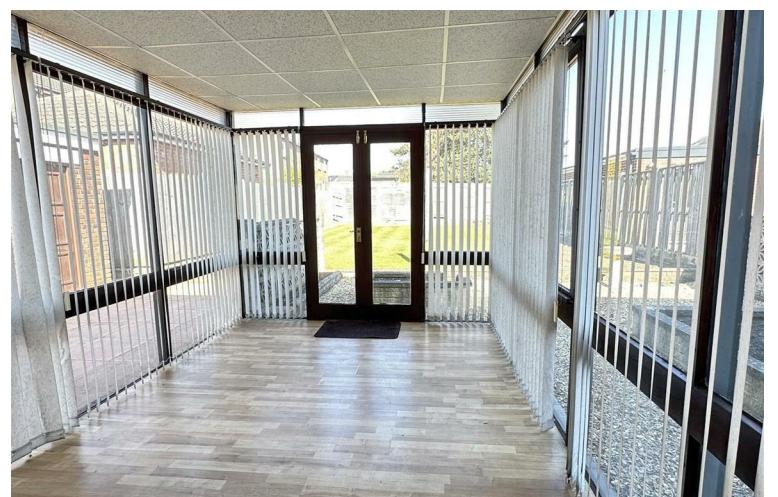
21'1" x 19'0" (6.43m x 5.79m)

AML PROCEDURE

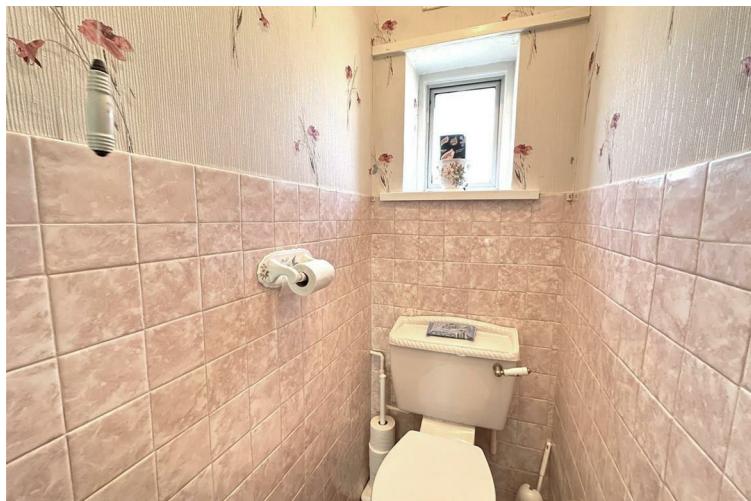
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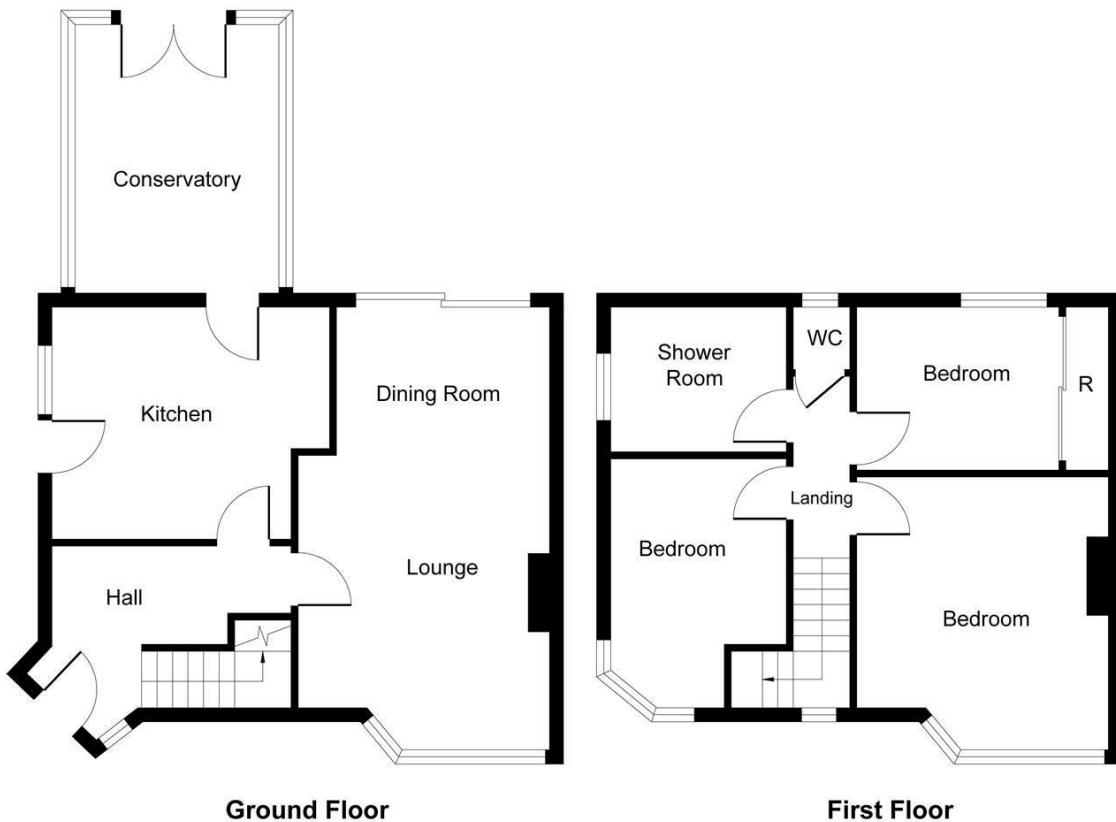
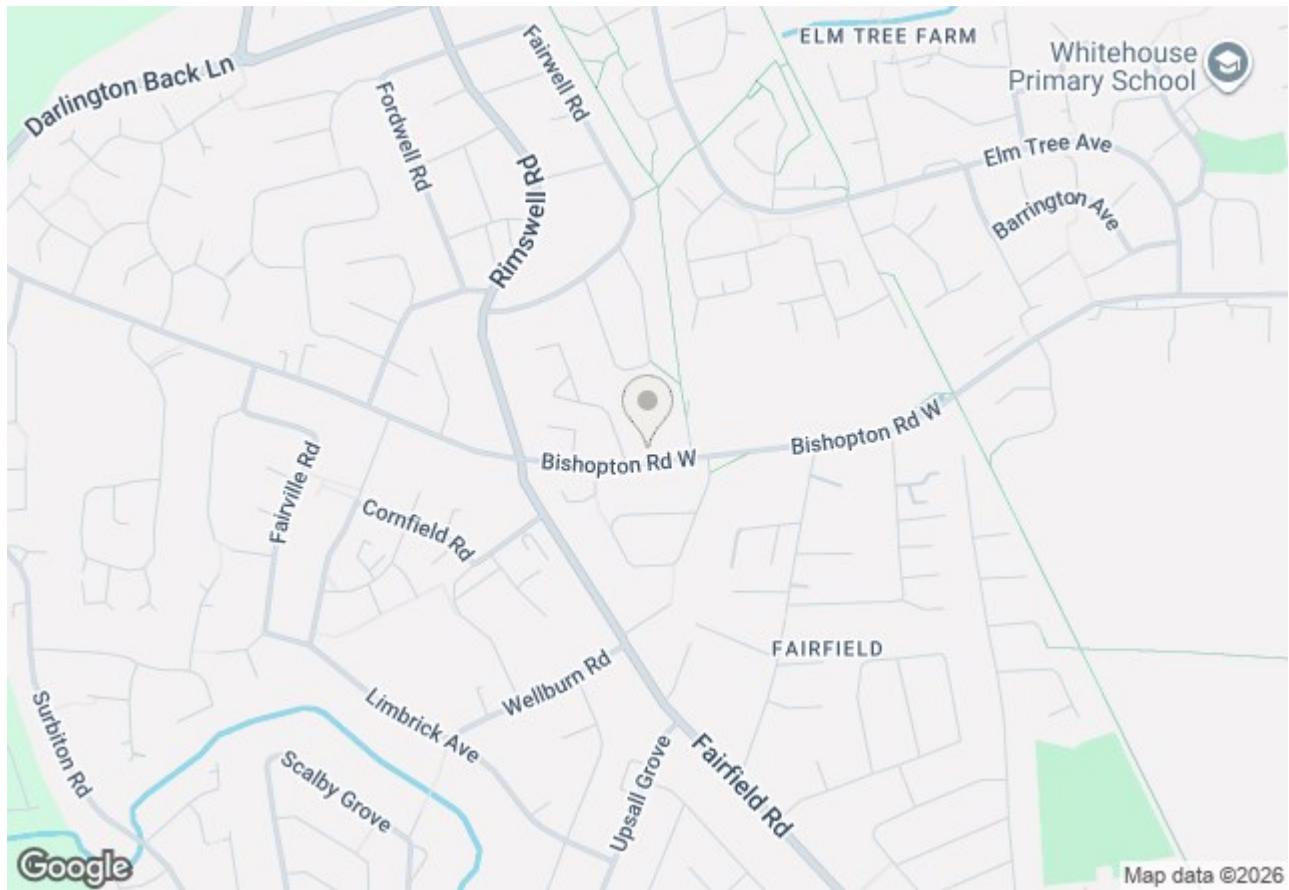


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Tel: 01642 615657

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		76	(69-80) C		
(55-68) D	59		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

VIEWING

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

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