



Victoria Road, Fairfield, Stockton-On-Tees, TS19 7EJ

Located on one of Fairfield's most sought after roads, this four bedroom detached home built in approx 1950s is offered for sale with the advantage of no onward chain and presents an excellent opportunity for a buyer to modernise and potentially extend, subject to the necessary planning permissions. The property has had only two owners since it was built.

The accommodation is gas centrally heated and double glazed throughout and briefly comprises a welcoming hallway with original flooring leading to a spacious lounge and separate dining room, providing excellent living and entertaining space. There is also a ground floor WC and a kitchen/breakfast room fitted with a range of units and integrated appliances including a double oven, hob and fridge/freezer.

To the first floor are four good size bedrooms, all benefiting from fitted wardrobes, along with a family bathroom.

The property occupies a substantial corner plot with a mature rear garden, predominantly laid to lawn and benefiting a high level of privacy, the plot is approximately a quarter of an acre. To the front, a block paved driveway provides off road parking for a number of vehicles and leads to a larger than average garage.

Ideally positioned for family living, the property is within close proximity to well regarded local schools including Our Lady & St Bede School and Sixth Form College, Whitehouse Primary School and St Mark's CE Primary School.

Requiring modernisation, this is a rare opportunity to acquire a spacious family home in a highly desirable location and create a property tailored to individual tastes.

£400,000



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HALLWAY

LOUNGE

16'10" x 13'10" (5.13m x 4.22m)

KITCHEN

15'1" x 12'3" max (4.60m x 3.73m max)

DINING ROOM

12'10" x 12'3" (3.91m x 3.73m)

DOWNSTAIRS WC

4'11" x 2'3" (1.50m x 0.69m)

LANDING

BEDROOM ONE

15' x 10'5" (4.57m x 3.18m)

BEDROOM TWO

12' x 10'8" (3.66m x 3.25m)

BEDROOM THREE

10'8" x 9'10" (3.25m x 3.00m)

BEDROOM FOUR

10'2" x 7'11" (3.10m x 2.41m)

BATHROOM

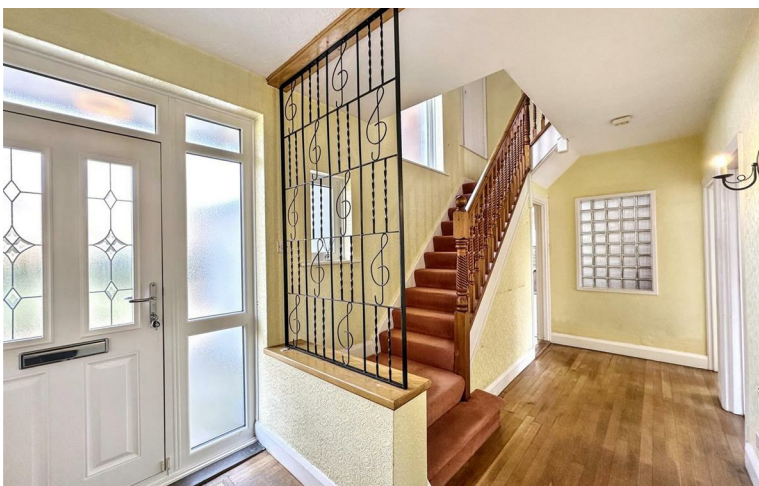
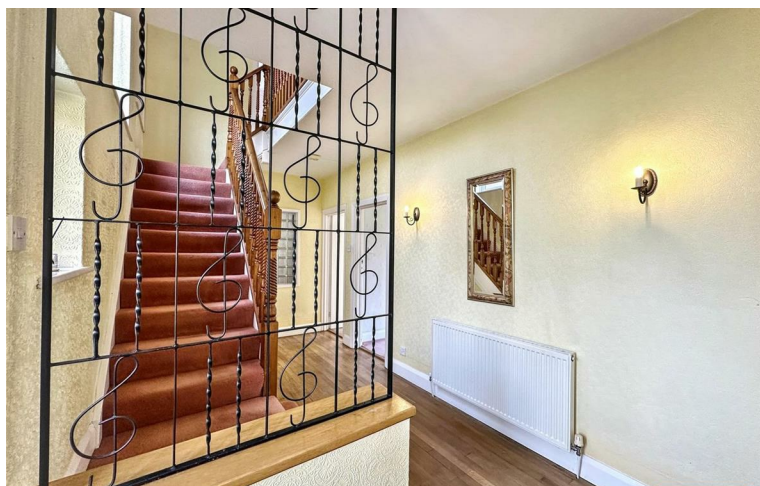
9'2" x 8'2" (2.79m x 2.49m)

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.



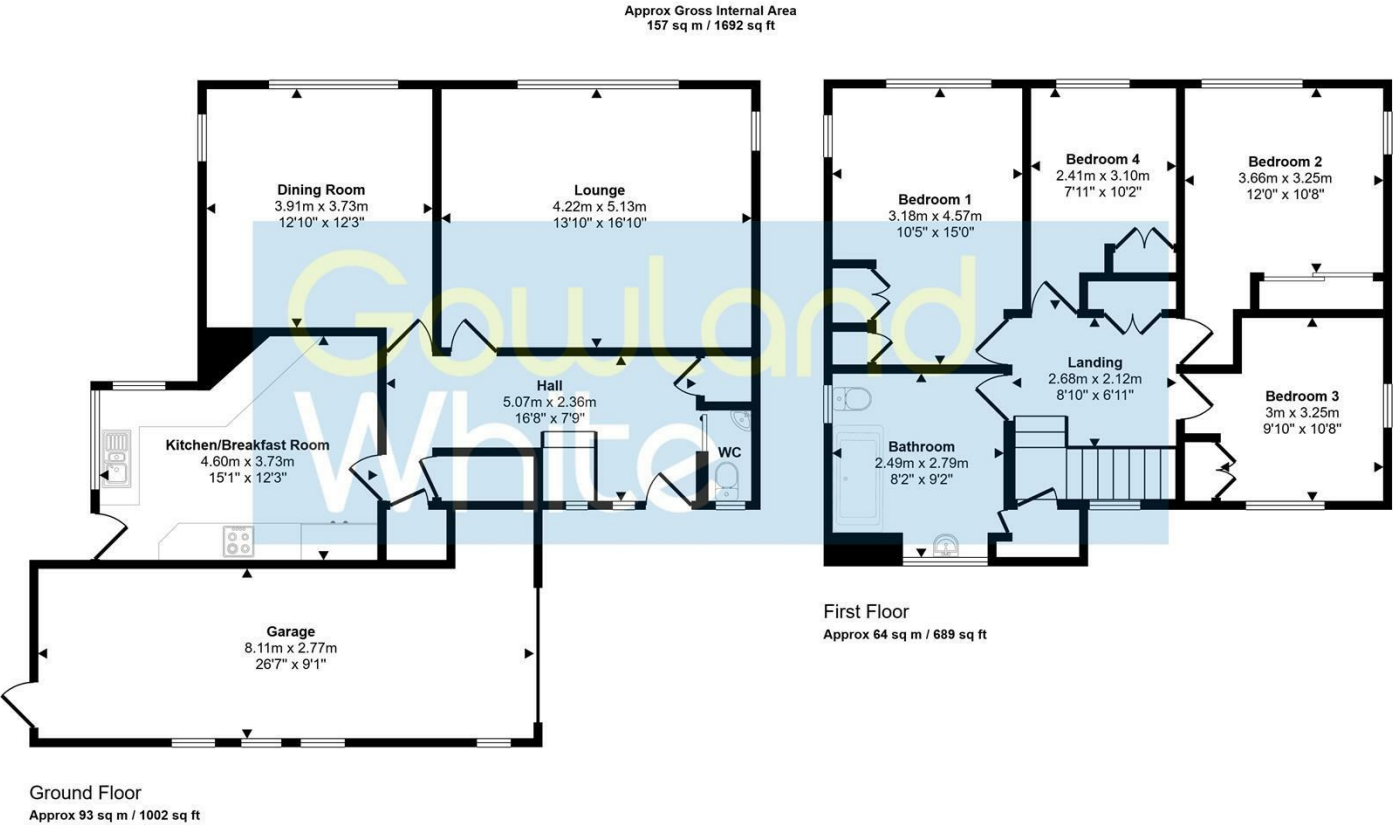
Tel: 01642 615657







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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
	65	71

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

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 firms 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
stockton@gowlandwhite.co.uk