GowlandWhite



Albert Road, Fairfield, Stockton-On-Tees, TS19 7EW

SUBSTANTIALLY REDUCED FOR A QUICK SALE

A rare opportunity to purchase an extensively improved and extended DETACHED DORMER PROPERTY on a large 0.25 acre site and with extensive parking/garaging.

The property is located in a sought after area close to reputable schools and offers versatile accommodation set over two levels. You enter into a large reception hall, with bay window, and leading through to the rear lounge with its log burning stove and double French doors giving a wonderful backdrop of the large, private rear garden, there to be enjoyed even before opening the doors. The 29'6" kitchen/dining room is contemporary fitted and includes all the integrated appliances you could wish for; quality AEG steam oven, second oven, microwave, coffee station, induction hob, dishwasher, washing machine plus full height fridge and freezer. Amtico flooring, a breakfast bar and doors out to the garden complete this stunning room. There are two ground floor bedroom, one with en-suite shower room, and two first floor bedrooms. The main family bathroom is spacious and definitely a further highlight, featuring a bath, large walk in shower, Hansgrohe fittings and underfloor heating. Solar panels are fitted, owned and with battery storage.

Few properties will offer the size and appeal of this huge site. There is a neat front garden, with block paved drive offering easy parking for four cars. The drive continues beyond custom made gates to a further large parking/hardstanding area, leading on to a modern built four car garage, perfect for the car enthusiast or simply if you need extensive storage space. Then there is the large rear garden, offering space, variety and a perfect south facing aspect to make the most of sunny days. Highly recommended.

Offers Over £400,000

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HALL

RECEPTION ROOM
16'8" x 10'6" (5.08m x 3.20m)

KITCHEN/DINING ROOM
29'6" x 11'10" (8.99m x 3.61m)

LOUNGE
16'7" x 12'5" (5.05m x 3.78m)

MASTER BEDROOM
12 x 11'11" (3.66m x 3.63m)

BEDROOM TWO
11'11" x 11'6" (3.63m x 3.51m)

BEDROOM THREE
12'11" x 8'10" (3.94m x 2.69m)

BEDROOM FOUR
12'9" x 6'9" (3.89m x 2.06m)

BATHROOM
11'1" x 8'2" (3.38m 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.







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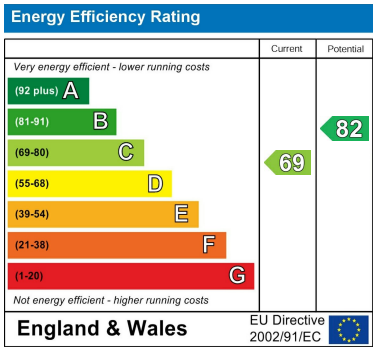


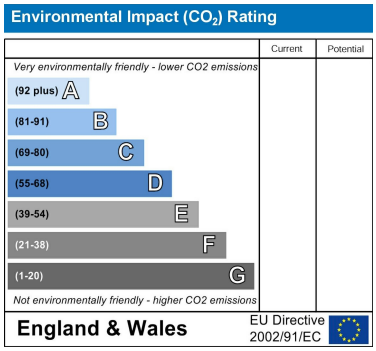
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements 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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VIEWING

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

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