



## Oulston Road, Fairfield, Stockton-On-Tees, TS18 4HT

Situated on a popular residential road in Fairfield and within walking distance of Ian Ramsey Secondary School, this mature semi-detached home offers spacious, well-presented accommodation ideal for family living.

The property benefits from gas central heating via a modern combi boiler, double glazed windows and a composite entrance door, with oak style internal doors adding a stylish and contemporary touch throughout. A welcoming hallway leads into a charming lounge featuring a bay window and an cosy log burner, creating a warm and inviting focal point. A separate dining room provides excellent space for entertaining, with double doors opening directly onto the rear garden and allowing plenty of natural light to flow through.

The impressive 19ft kitchen is fitted with a range of Shaker style units, offering ample storage and worktop space. A ground floor wc provides added convenience.

To the first floor are three bedrooms, which are all fitted with built in wardrobes and the third bedroom having a feature corner window. The refurbished family bathroom is fitted with a shower over the bath, providing comfortable accommodation for a growing family.

Externally, the property benefits a large rear garden offering a good level of privacy with lawn, patio and timber garden shed. To the front is a long block paved driveway leading to a detached garage.

Located in a highly regarded area close to reputable schooling and local amenities, this is a fantastic opportunity to acquire a characterful home.

Offers In The Region Of £240,000



HALL

LOUNGE

13'1" x 12'4" (3.99m x 3.76m)

DINING ROOM

11'4" x 11'11" (3.45m x 3.63m)

KITCHEN

19'2" x 6'11" (5.84m x 2.11m)

DOWNSTAIRS WC

3'5" x 2'8" (1.04m x 0.81m)

LANDING

BEDROOM ONE

13'7" x 10'3" (4.14m x 3.12m)

BEDROOM TWO

11'4" x 10'3" (3.45m x 3.12m)

BEDROOM THREE

6'10" x 7'8" (2.08m x 2.34m)

BATHROOM

6'7" x 6'9" (2.01m x 2.06m)

#### AML PROCEDURE

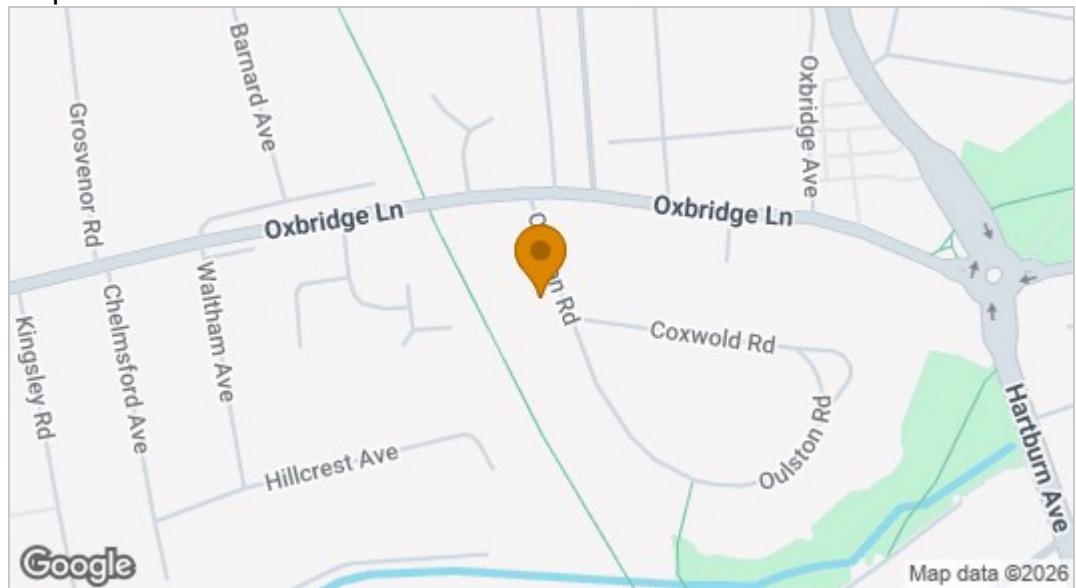
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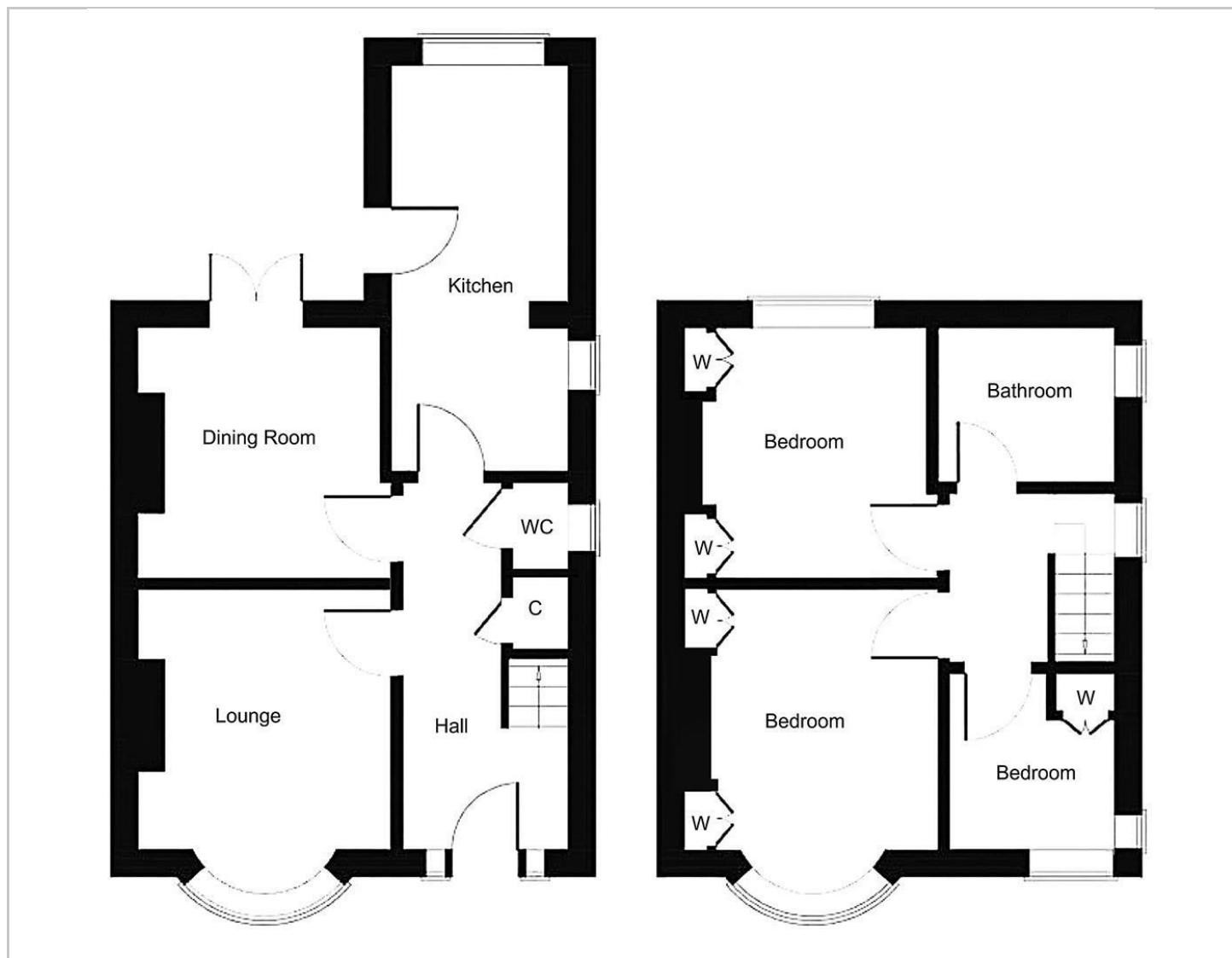




## Map



## 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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