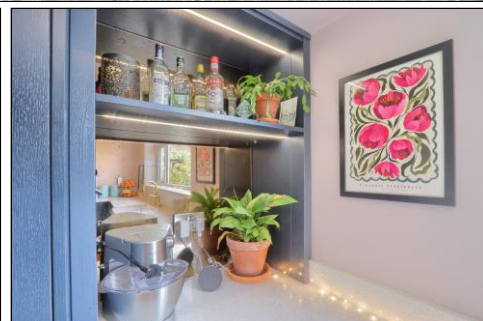


FAIRFIELD ROAD, FAIRFIELD, STOCKTON-ON-TEES, TS19 7BX



- ▲ Individual detached family home set behind gated frontage
- ▲ Wraparound private gardens with multiple seating and entertaining areas
- ▲ Stunning bespoke kitchen/diner – the heart of the home
- ▲ Spacious and versatile living accommodation ideal for modern family life

- ▲ Ground floor bespoke shower room for added flexibility
- ▲ Four well-proportioned bedrooms
- ▲ Sought-after Fairfield location close to highly regarded schools and amenities
- ▲ Former family residence of director Sir Ridley Scott

£400,000

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Tucked behind gated frontage and surrounded by mature, private gardens, this is a home that feels instantly different — full of personality, warmth, and the kind of space that adapts effortlessly to modern family life.

Once home to the family of renowned director Sir Ridley Scott, this property carries a quiet sense of heritage while offering a lifestyle that's all about comfort, creativity and connection.

At the heart of the home lies a stunning bespoke kitchen/diner — a space designed for gathering. From busy weekday breakfasts to long, relaxed dinners with friends, this is where life happens. Light flows through into the adjoining living spaces, creating a natural rhythm to the home — places to come together, and places to unwind.

Step outside and the lifestyle continues. The wraparound gardens offer pockets of calm throughout the day — morning coffee under the pergola, children playing on the lawn, or summer evenings spent entertaining in complete privacy.

With multiple reception areas and generous bedrooms, this is a home designed to evolve with you — whether that's growing families, working from home, or simply having the space to breathe.

A beautifully appointed ground floor shower room adds practicality and flexibility, ideal for guests or busy households.

There's a real sense of authenticity here. As you step through the entrance, the original parquet flooring offers a nod to the home's heritage — a feature full of charm and ready to be brought back to its full glory.

Upstairs, the layout is already in place, with scope remaining to complete the finishing touches to the landing and family bathroom — giving buyers the opportunity to personalise these spaces to their own taste and style, rather than compromise on someone else's vision.

Positioned in the ever-popular Fairfield area, the property is perfectly placed for families — just a short walk from well-regarded schools, colleges and local amenities, making day-to-day life refreshingly convenient.

TO VIEW: Tel: **01642 355000**

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

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FAIRFIELD ROAD, TS19 7BX

GROUND FLOOR

STORM PORCH - Newly installed composite entrance door with sidelight.

ENTRANCE HALL - With under stairs cupboard, double glazed window to the rear aspect and half Parquet flooring.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM - 4.24m (13'11") x 2.41m (7'11") to kitchen area plus breakfast kitchen area 4.6m (15'1") x 3.89m (12'9") into bay

Recently installed bespoke kitchen by MJ Interiors and incorporates a rangemaster stove with overhead hood, integrated full height fridge, integrated freezer, integrated dishwasher, breakfast bar, LVT herringbone style flooring, double glazed bay window to the front aspect and double glazed window to the rear aspect. Kitchen features include an antique style smoked mirror shelving unit, and Quartz worktops and splashbacks.

LOUNGE - 5.05m (16'7") x 4.2m (13'9") into bay

With double glazed window to the front and rear aspects and radiator.

SHOWER ROOM - Bespoke shower room installed by Creative Installations featuring gold detailing, double shower enclosure with drench style shower, wash hand basin, low level WC, feature tiled walls and floor, antique style radiator towel rail and double glazed window to the rear aspect.

REAR LOBBY - With laminate flooring, double glazed window and door to the rear aspect, courtesy door to the garage, fitted sink unit and built-in utility cupboard.

STORE/BOBBY ROOM/GYM - With double glazed window to the front aspect.

FIRST FLOOR

LANDING - With double glazed window to the rear aspect.

BATHROOM & SEPARATE WC

MASTER BEDROOM - 5.05m x 3.53m (16'7" x 11'7")

With windows to the front and rear aspect and radiator.

BEDROOM TWO - 3.86m x 2.9m (12'8" x 9'6")

With double glazed window to the front aspect and radiator.

BEDROOM THREE - 3.25m x 2.64m (10'8" x 8'8")

With double glazed window to the front aspect and radiator.

BEDROOM FOUR - 3.35m x 1.93m (11' x 6'4")

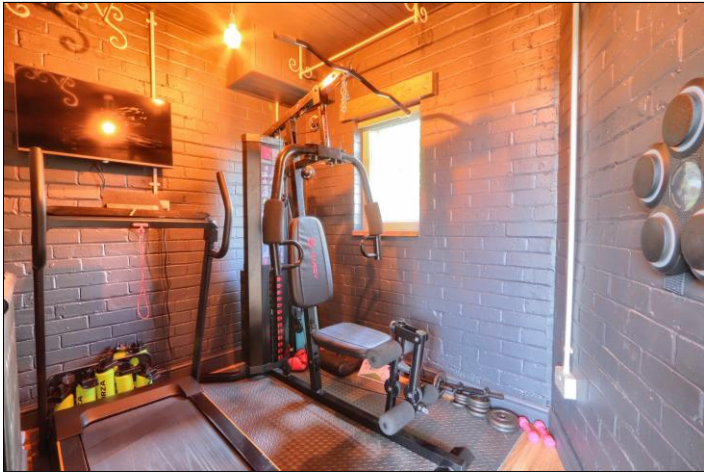
With double glazed window to the side aspect and radiator.

AGENTS REF: - LJ/LS/STO260250/17042026

Council Tax Band: E **Tenure:** Freehold

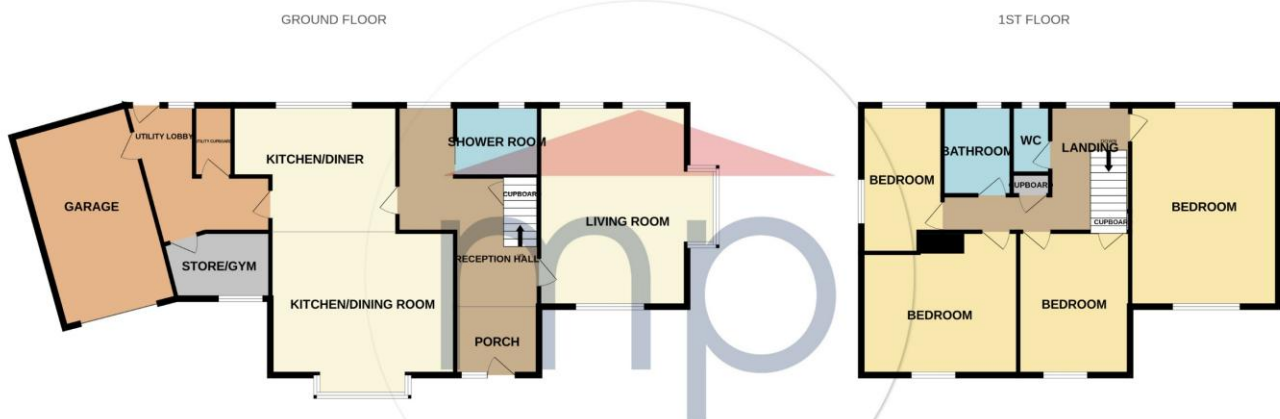


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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TO VIEW: Contact our Stockton Office on Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP