

ORCHARD ROAD, FAIRFIELD, STOCKTON-ON-TEES, TS19 7DH



- ▲ Ideal starter home in central Fairfield
- ▲ Perfect for setting up your nest
- ▲ No onward chain for hassle-free move-in
- ▲ Within walking distance to local schools and amenities
- ▲ South-facing private garden for relaxation and entertaining
- ▲ Three spacious bedrooms, suitable for a growing family or home office
- ▲ Driveway and garage

£200,000

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**** Ideal Starter Home in Central Fairfield **** - This is perfect for setting up your nest. With no onward chain, this home offers a hassle-free move-in experience. Within walking distance to local schools and amenities, convenience is at your doorstep. The south-facing private garden provides a tranquil outdoor space, ideal for relaxing or entertaining. Featuring three spacious bedrooms, this property is ideal for a growing family or those in need of a home office. This residence seamlessly combines comfort with practicality, making it an attractive option for discerning buyers. Don't miss the chance to make this property your own - contact us today to schedule a viewing.

GROUND FLOOR

ENTRANCE HALL

LOUNGE - 3.85m x 3.41m (12'8" x 11'2")



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DINING ROOM - 3.93m x 3.45m (12'11" x 11'4")

KITCHEN - 2.95m x 2.16m (9'8" x 7'1")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.72m x 3.48m (12'2" x 11'5")

BEDROOM TWO - 3.68m x 3.47m (12'1" x 11'5")

BEDROOM THREE - 2.27m x 2.19m (7'5" x 7'2")

BATHROOM

SEPARATE WC

AGENTS REF: - LJ/LS/STO250744/09122025

Council Tax Band: C **Tenure:** Freehold

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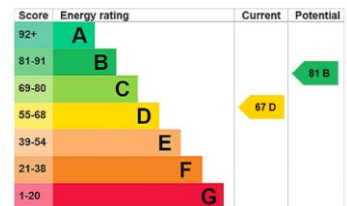
GROUND FLOOR

1ST FLOOR



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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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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