



Surbiton Road, Fairfield, Stockton, TS19 7SA

This well presented three bedroom semi-detached home sits in the popular Fairfield area, close to reputable primary and secondary schools, local shops, a petrol station and everyday amenities, with straightforward access to the A66 for commuting. It is an appealing choice for first time buyers or young families looking for a property in a consistently convenient setting.

The accommodation has a stylish feel throughout, beginning with an entrance hallway leading into a comfortable lounge and a modern kitchen/dining area fitted with high gloss units, integrated fridge freezer, oven and hob. A back door opens directly to the rear garden, which is paved along with a raised decking area and offers access to the garage. Upstairs, the landing leads to three bedrooms, including the master with built in wardrobes and a contemporary bathroom with shower over the bath, updated in 2022.

The home benefits from gas central heating and double glazing, with most windows replaced within the last few years. Externally, a long driveway provides generous off street parking and leads to a single garage.

Well maintained and ready to move into, this is a property that offers convenience, comfort and a great location. Early viewing is strongly recommended.

Asking Price £165,000



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HALLWAY

LOUNGE

11'8" x 15'10" (3.56m x 4.83m)

KITCHEN/DINING ROOM

14'6" x 8'1" (4.42m x 2.46m)

LANDING

BEDROOM ONE

14'2" x 8'3" (4.32m x 2.51m)

BEDROOM TWO

10' x 8'3" (3.05m x 2.51m)

BEDROOM THREE

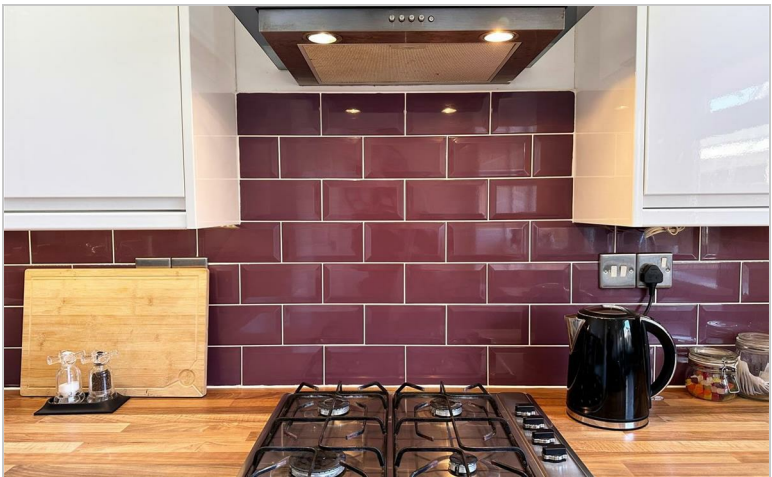
7'1" x 5'10" (2.16m x 1.78m)

BATHROOM

6' x 5'11" (1.83m x 1.80m)

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.



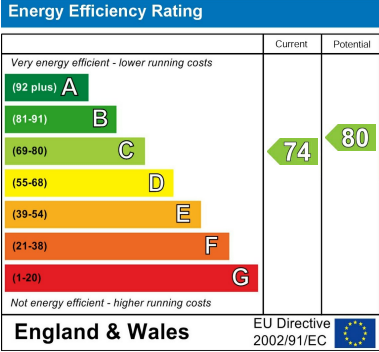




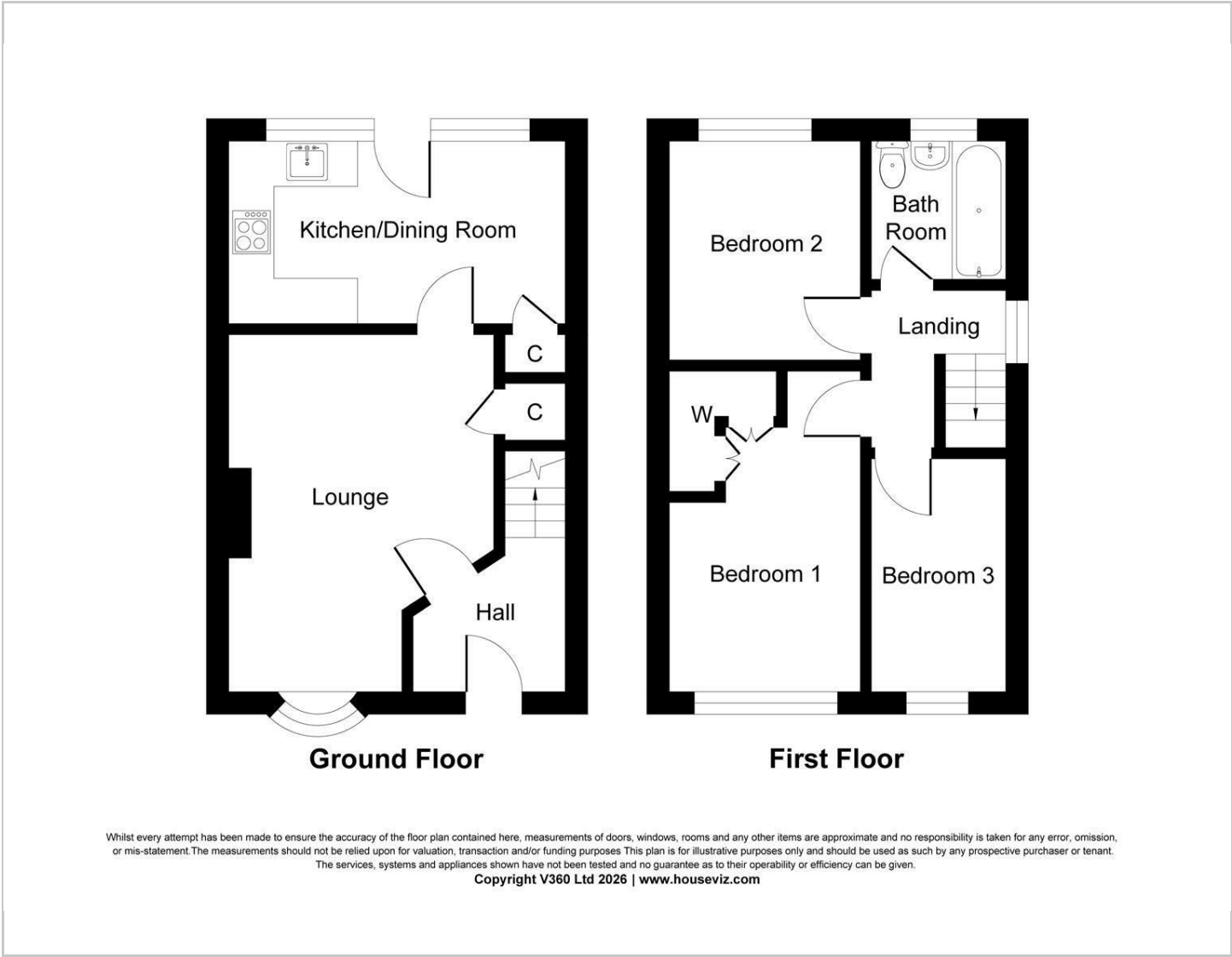
Map



EPC graph



Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.