GowlandWhite

# Fairburn Close, Fairfield, Stockton-On-Tees, TS19 7SN

Offered to the market with no onward chain, this three bedroom semi-detached family home occupies a generous corner plot within a popular Fairfield area. An ideal first time purchase, the property also benefits from a detached garage, driveway parking, south facing rear garden and excellent potential for extension, subject to the necessary planning consents.

The accommodation briefly comprises an entrance hall leading to a spacious lounge featuring a decorative fireplace, creating an attractive focal point. An adjoining dining room enjoys French doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units and includes an integrated oven and hob.

To the first floor, there are three well proportioned bedrooms, two of which benefit from fitted wardrobes. A shower room completes the accommodation.

Externally, the property enjoys a substantial corner plot. The front garden has been designed for low maintenance, featuring gravelled areas complemented by established shrubs and planting. A lawned garden extends to one side of the property, while the detached single garage and driveway are situated to the other. To the rear, an enclosed lawned garden wraps around the side of the house, providing additional outdoor space, access to the garage and excellent potential for extension, subject to the appropriate planning permissions.

Further benefits include uPVC double glazing and gas central heating throughout. The combi boiler was newly installed in 2025 and benefits from the remainder of its manufacturer's warranty.

Conveniently located close to a range of highly regarded primary and secondary schools, including Stockton Sixth Form College, the property is also within easy reach of local shops and everyday amenities. Excellent transport links via the A66 provide straightforward access throughout Teesside and beyond.

£160,000

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HALLWAY

LOUNGE
13'7" x 12'2" (4.14m x 3.71m)

KITCHEN
10'4" x 7'1" (3.15m x 2.16m)

DINING ROOM
10'4" x 8'3" (3.15m x 2.51m)

LANDING

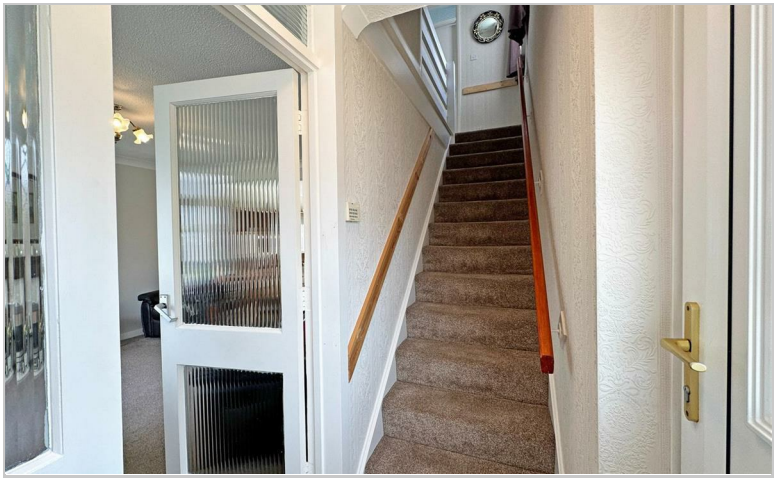
BEDROOM ONE
13'4" x 9'2" (4.06m x 2.79m)

BEDROOM TWO
9'3" x 9'2" (2.82m x 2.79m)

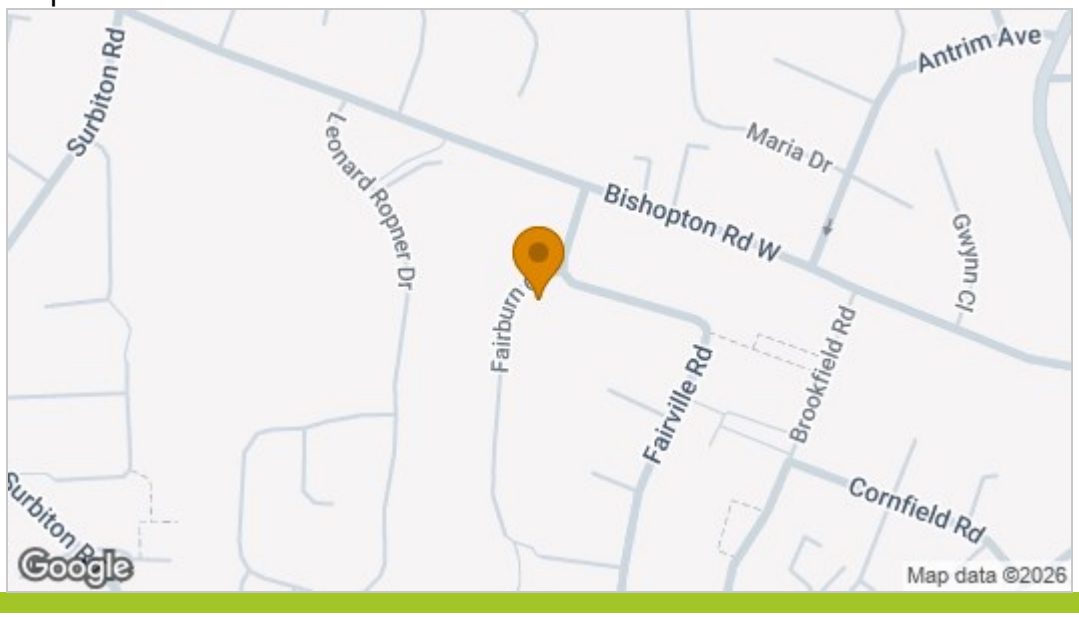
BEDROOM THREE
10'5" x 6'9" (3.18m x 2.06m)

SHOWER ROOM
6'1" x 6'1" (1.85m x 1.85m)

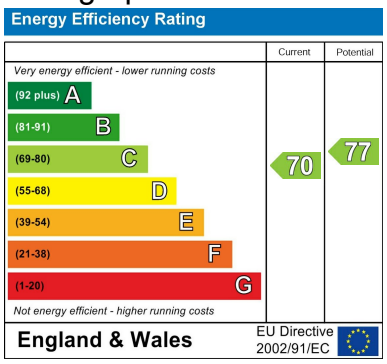
AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



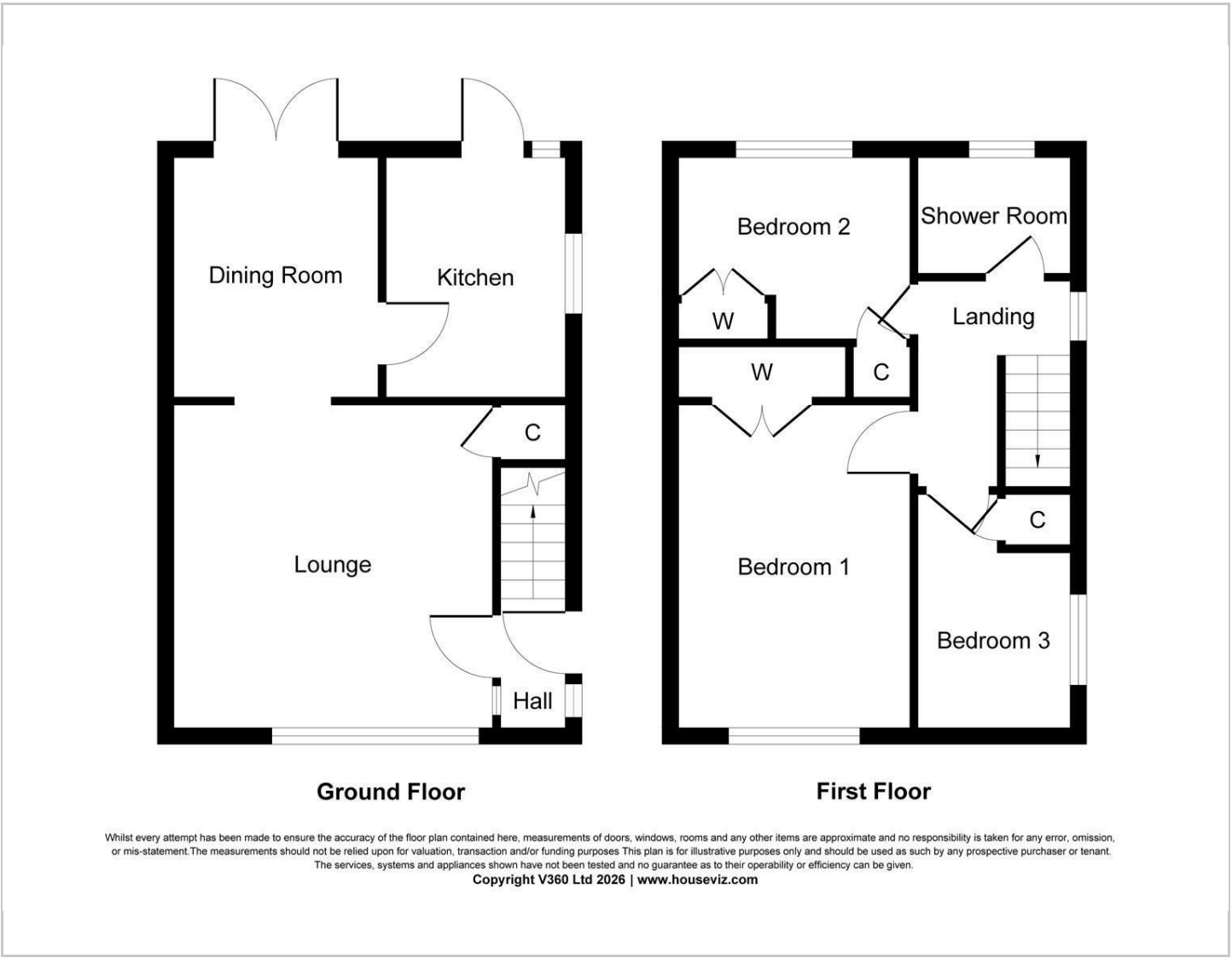
## Map




## EPC graph




## Floor Plan




VIEWING

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

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