



Raby Road, Fairfield, Stockton-On-Tees, TS18 4HZ

A rare opportunity to purchase this extended four bedroom semi-detached period home, occupying a generous plot of approximately 0.14 acres at the end of a peaceful cul-de-sac on Raby Road, one of Fairfield's most popular roads. Offered for sale with no onward chain, this characterful home provides approximately 1,818 sq ft of versatile accommodation, retaining a wealth of original features while offering excellent potential to modernise and create a superb family home.

The property benefits from double glazing, cavity wall and loft insulation, gas central heating, a new Baxi boiler fitted in January 2026 and recent hard flooring to the breakfast room and kitchen.

The accommodation briefly comprises an entrance porch leading through an original stained glass door into a spacious reception hallway with understairs storage. The elegant dining room features a stained glass bay window, while the generous lounge overlooks the mature rear garden and includes a feature fireplace. The breakfast room opens onto the garden through French doors and flows into the spacious kitchen, offering potential to create an impressive open plan kitchen and dining space. A utility room, ground floor WC and larger than average integral garage complete the ground floor.

To the first floor are four well proportioned bedrooms, a versatile office, and a family bathroom. The principal bedroom enjoys a lovely bay window overlooking the rear garden.

Externally, the mature west facing garden is a real highlight, boasting generous lawns, fruit trees, a greenhouse and a picturesque lily pond, with further scope to extend the property, subject to the necessary consents. To the front, a driveway provides off road parking.

Situated within one of Fairfield's most desirable locations, the property offers excellent access to local amenities, transport links and highly regarded schools, including Grangefield Academy and Ian Ramsey Secondary School.

Early viewing is highly recommended!

£280,000



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PORCH

HALLWAY

DINING ROOM

14'7" x 12'0" (4.47m x 3.68m)

LOUNGE

11'5" x 14'0" (3.48m x 4.27m)

BREAKFAST ROOM

10'7" x 10'2" (3.23m x 3.12m)

KITCHEN

12'0" x 10'0" (3.68m x 3.07m)

UTILITY AREA

11'8" x 5'3" (3.56m x 1.60m)

LANDING

MASTER BEDROOM

14'6" x 10'5" (4.42m x 3.20m)

BEDROOM TWO

11'6" x 10'0" (3.51m x 3.07m)

BEDROOM THREE

15'7" x 9'10" (4.75m x 3.02m)

BEDROOM FOUR

7'8" x 6'11" (2.36m x 2.13m)

OFFICE ROOM

11'10" x 7'4" (3.63m x 2.24m)

BATHROOM

9'10" x 6'5" (3.00m x 1.96m)

INTEGRAL GARAGE

18'6" x 11'10" (5.66m x 3.61m)

WC IN GARAGE

4'11" x 2'7" (1.50m x 0.79m)

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.

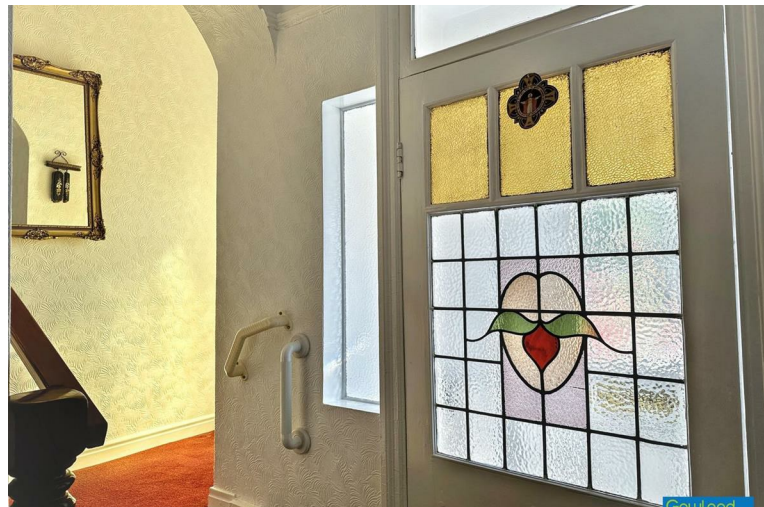
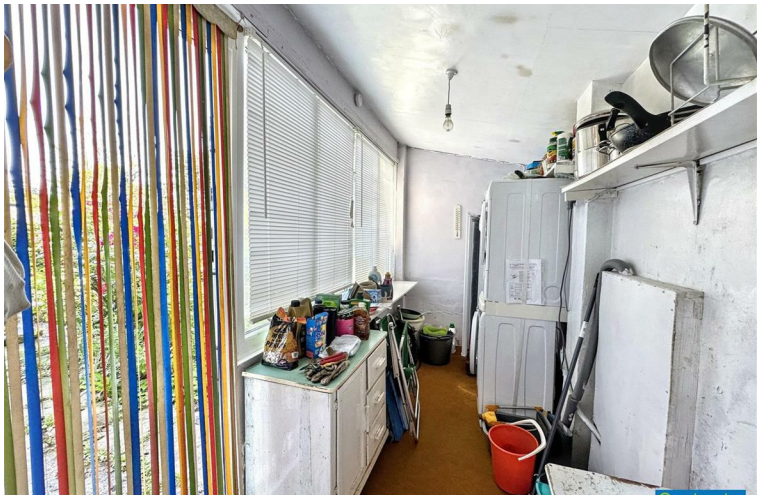
ADDITIONAL INFORMATION

We have been made aware of visible cracks at the property and remedial work is required, which could be undertaken during the overall refurbishment/upgrading of the property. A structural report is available on request.

The asking price has been set having regard to the identified remedial works and associated costs.



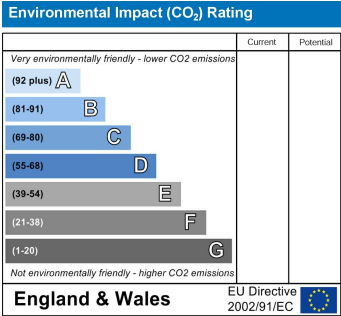
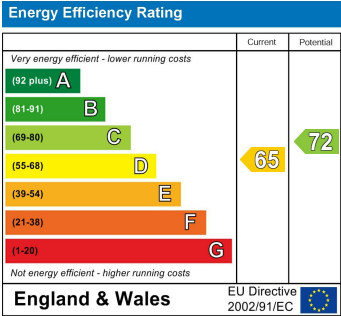
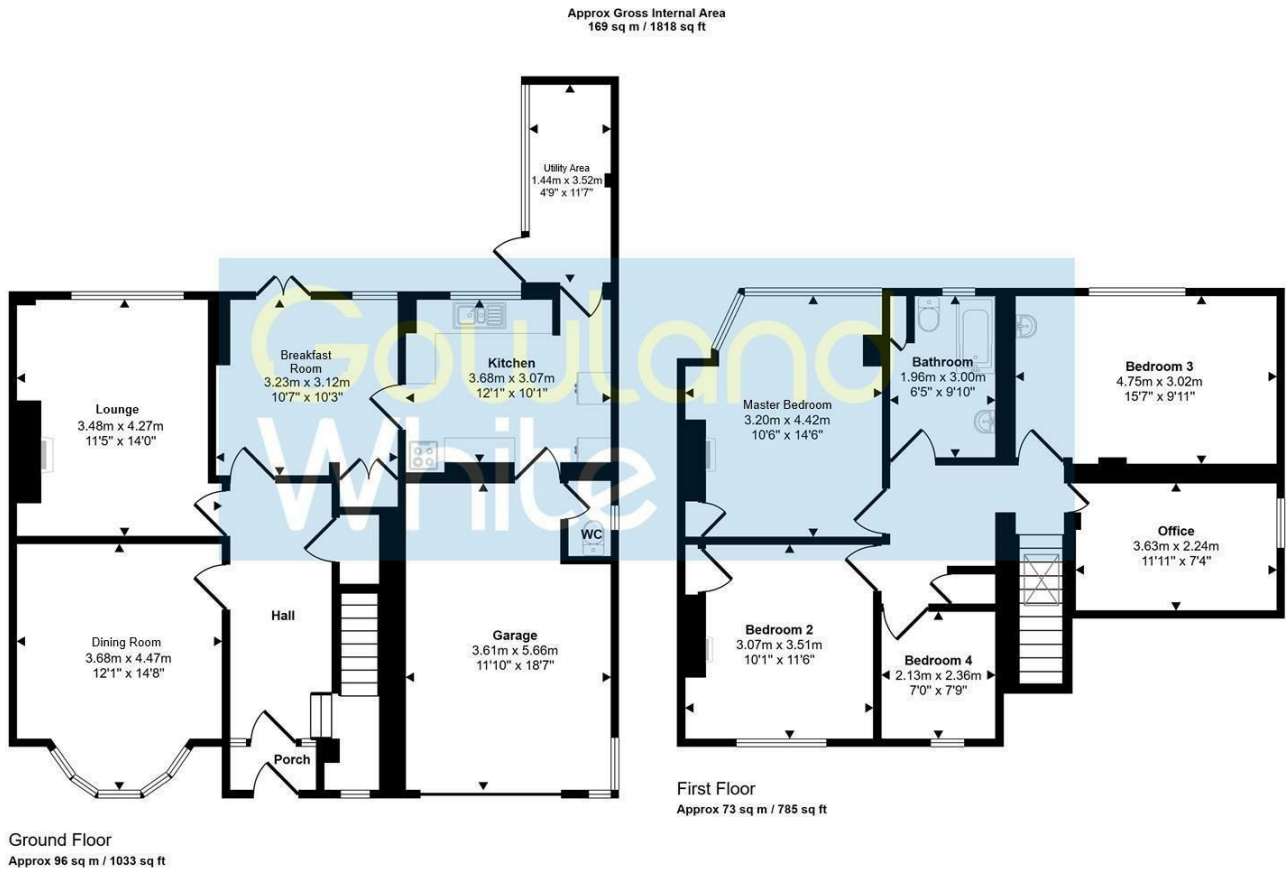
Tel: 01642 615657







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

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