

WHITTON ROAD, FAIRFIELD, STOCKTON ON TEES, TS19 7DY



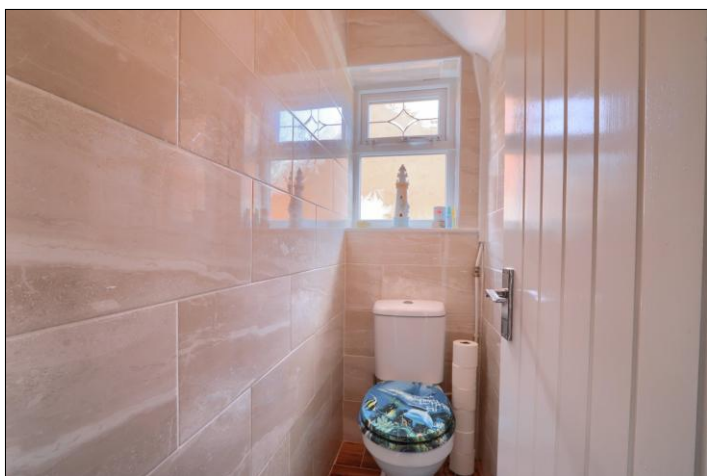
- ▲ Three bedrooms across two floors
- ▲ Spacious lounge with feature fireplace
- ▲ Modern ground floor shower room
- ▲ Conservatory overlooking the rear garden
- ▲ Versatile sitting room / home office

- ▲ Breakfast kitchen with ample storage
- ▲ Detached garage / store
- ▲ Attractive rear garden with patio and lawn
- ▲ Driveway providing off-street parking

£200,000

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A deceptively spacious and well-presented three-bedroom dormer bungalow, ideally positioned in the ever-popular Fairfield area of Stockton-on-Tees. Offering versatile living accommodation across two floors, this property is perfect for a range of buyers including families, downsizers and professionals alike.

Upon entering, you are welcomed into a generous reception hall providing access to the main ground floor accommodation. The bright and spacious lounge features a bay window and attractive fireplace, creating a cosy focal point.

The breakfast kitchen is fitted with a range of shaker-style units and offers ample space for dining, with direct access into a conservatory that overlooks the rear garden—ideal for relaxing or entertaining.

Also to the ground floor is a modern shower room, a cloakroom/WC, a double bedroom with fitted wardrobes, and a versatile sitting room or home office, perfect for those working from home.

To the first floor, there are two further bedrooms with useful eaves storage, along with a family bathroom.

The property benefits from a well-maintained rear garden featuring a stone patio and shaped lawn—ideal for outdoor enjoyment. There is also a detached garage/store and a driveway to the front providing convenient off-road parking.

Situated in the sought-after Fairfield area, the property is ideally located for local amenities, schools, and excellent transport links, making it a convenient and desirable place to live.

GROUND FLOOR

RECEPTION HALL - Double glazed entrance door to large reception hall with radiator, dado rail and large store cupboard.

CLOAKROOM/WC - With double glazed window to the side aspect, low level WC, tiled wall and floor.

LOUNGE - 4.7m x 3.28m (15'5" x 10'9")

With double glazed cantilevered bay window to the front aspect, twin radiator, dado rail, and Adam style ornate surround with cast iron fire with pictorial inserts and tiled hearth.

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BREAKFAST KITCHEN - 4.72m x 2.62m (15'6" x 8'7")

With twin radiator and double glazed windows and door to the rear aspect leading to conservatory. Shaker style kitchen units with complementary granite effect worktops incorporating a ceramic sink and drainer unit with mixer tap, gas point for cooker, plumbing for washing machine, space for fridge freezer and tiled splashbacks.

CONSERVATORY - 5.54m x 1.45m (18'2" x 4'9")

With double glazed windows to the rear aspect.

MASTER BEDROOM - 3.07m x 3.1m (10'1" x 10'2")

to rear of wardrobes

With double glazed window to the rear aspect, twin radiator and modern fitted wardrobes.

GROUND FLOOR SHOWER ROOM - With double glazed window to the side aspect, chrome heated towel rail, floating style vanity unit, walk-in shower enclosure, fully tiled walls and floor and extractor fan.

SITTING ROOM/OFFICE - 3.35m (11') x 2.44m (8') including stairs

With double glazed cantilevered bay window to the front aspect, twin radiator and cupboard under stairs.

FIRST FLOOR

LANDING - With double glazed window to the side aspect.

BEDROOM TWO - 5.87m (19'3") (max) x 2.6m (8'6") (max)

With two Velux windows, one to the front and one to the rear aspect, two single radiators and storage to eaves.

BEDROOM THREE - 2.2m x 2.54m (max) (7'3" x 8'4") (max))

With double glazed Velux window to the front aspect, single radiator and storage to eaves.

BATHROOM - 3.05m x 2.46m (max) (10' x 8'1") (max))

With Velux window to the rear aspect, single radiator, side panelled bath with shower over, low level WC, pedestal wash hand basin and storage to eaves.

EXTERNALLY

GARDEN - The rear garden has a stone patio and shaped lawn.

DETACHED GARAGE/STORE

AGENTS REF: - LJ/LS/STO160410/13032026

Council Tax Band: B **Tenure:** Freehold

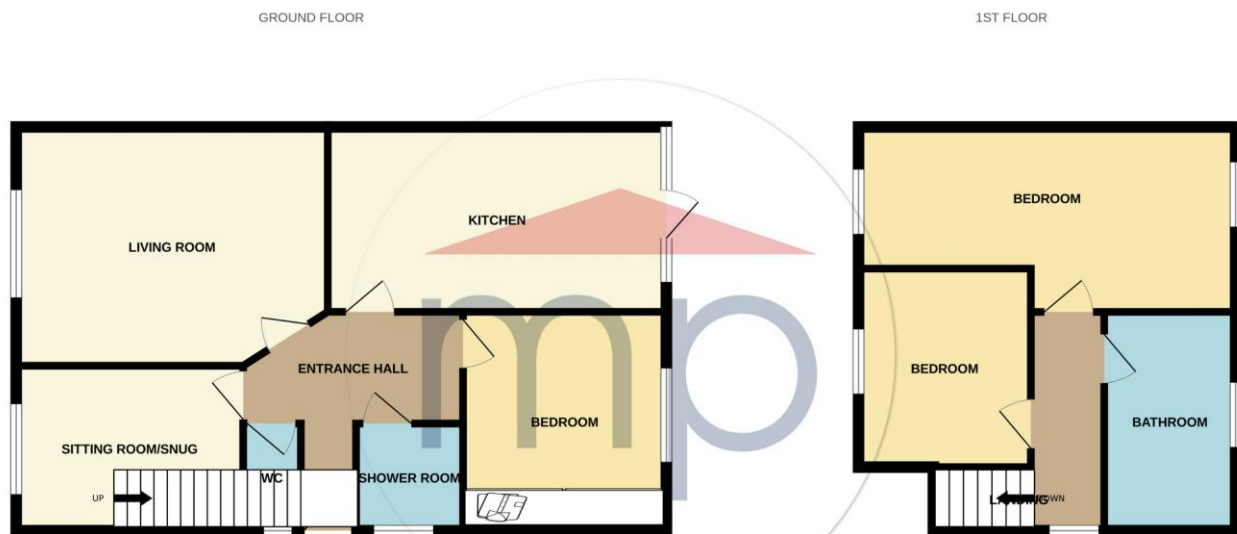
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