



Wimpole Road, Fairfield, Stockton-On-Tees, TS19 7LR

This beautifully presented three bedroom semi-detached home is tastefully decorated throughout, offering stylish, modern living and making an ideal purchase for first-time buyers and families alike.

The well maintained accommodation benefits from gas central heating and double glazing throughout. An entrance hallway leads to a comfortable lounge featuring an 'on trend' panelled TV wall and double doors opening into the dining area. To the rear, a generous conservatory provides additional living space, with doors opening onto the garden. Completing the ground floor is an impressive fitted kitchen, featuring shaker-style units and a range of integrated appliances, including a washing machine, and fridge.

To the first floor are three bedrooms, the main bedroom having fitted wardrobes. The modern family bathroom is fitted with a contemporary white suite, complemented by attractive tiling and a rainfall shower over the bath.

Externally, the property benefits from a lawned front garden and a driveway providing off-road parking, a detached single garage with power. To the rear is an enclosed, low- maintenance, south-facing garden, featuring a decked patio area and artificial grass, ideal for outdoor dining and relaxation.

Ideally situated for access to major road links, including the A19 and A66, the property is also conveniently positioned for a range of local amenities. Nearby schools include Fairfield, St Patrick's and St Mark's Primary Schools, along with St Bede's Secondary School and Sixth Form College.

Combining attractive interiors, practical living space and a convenient location, this appealing home is sure to attract considerable interest and deserves an early viewing.

£180,000



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HALLWAY

LOUNGE

15'3" x 12'11" (4.65m x 3.96m)

DINING ROOM

10'9" x 7'10" (3.30m x 2.39m)

CONSERVATORY

10'5" x 8'0" (3.20m x 2.46m)

KITCHEN

10'9" x 7'6" (3.30m x 2.29m)

LANDING

BEDROOM ONE

13'1" x 8'9" (3.99m x 2.67m)

BEDROOM TWO

9'3" x 8'11" (2.82m x 2.74m)

BEDROOM THREE

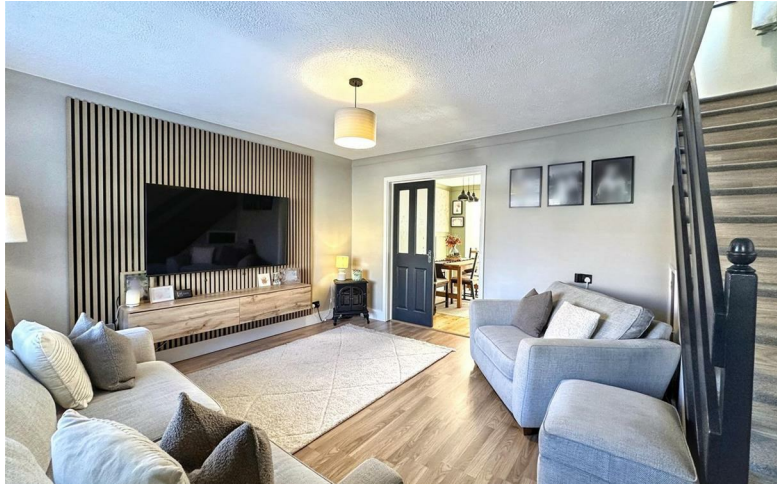
9'6" x 6'5" (2.92m x 1.96m)

BATHROOM

6'0" x 6'0" (1.85m x 1.85m)

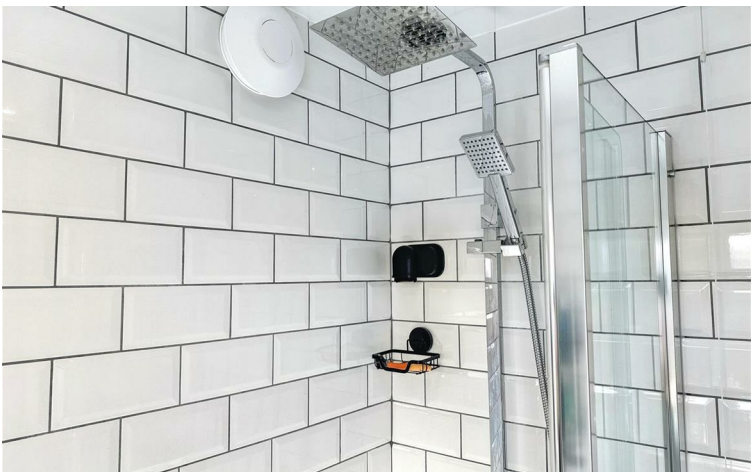
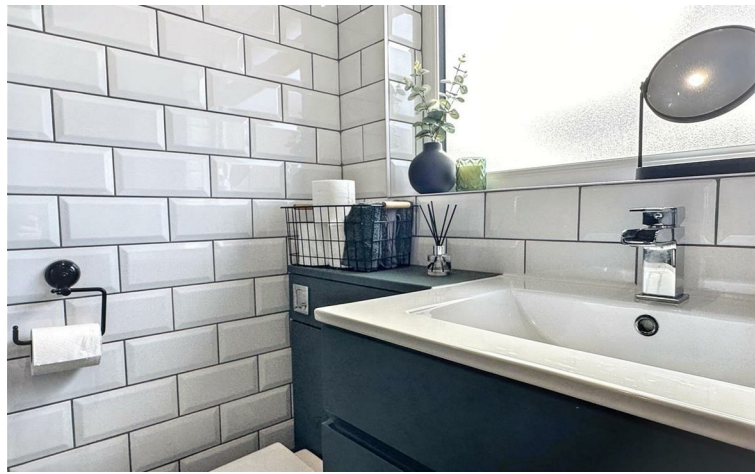
AML PROCEDURE

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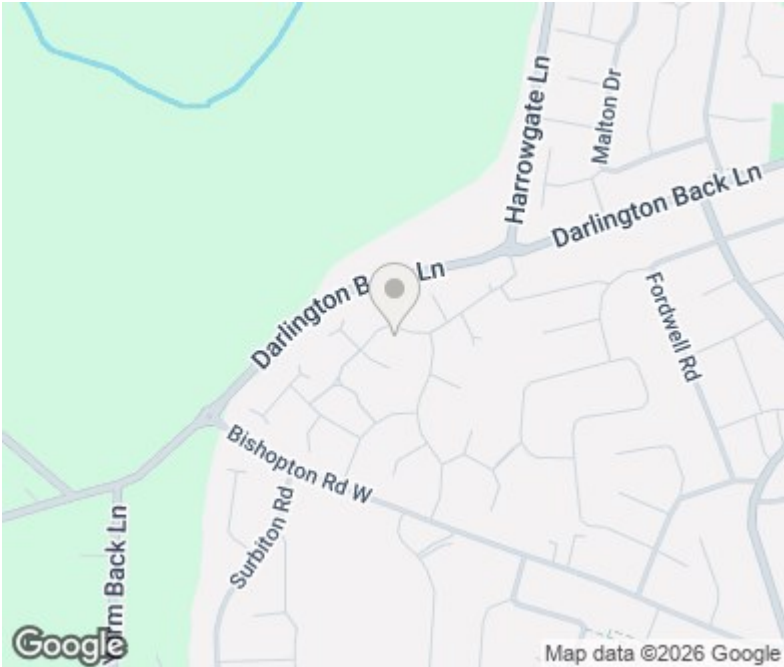
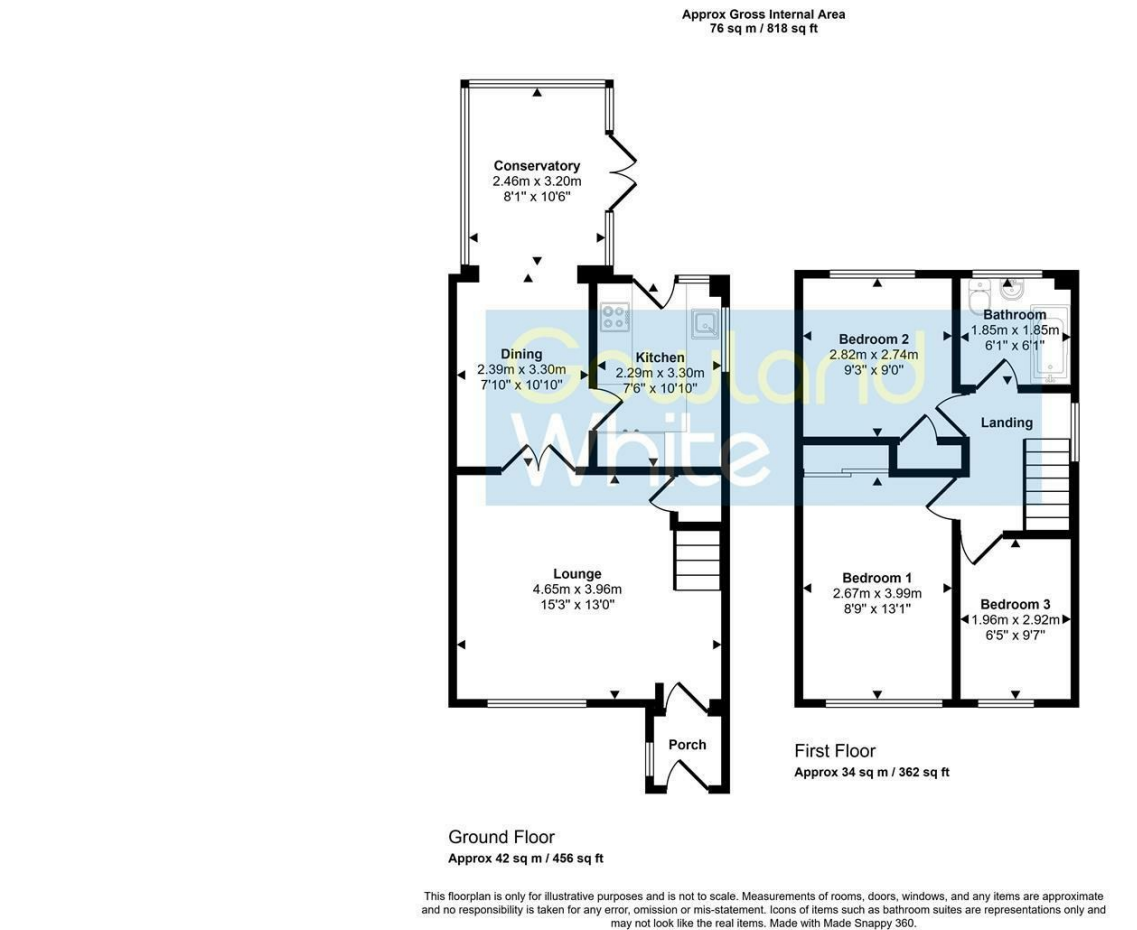
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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