

GLENFIELD ROAD, FAIRFIELD, STOCKTON-ON-TEES, TS19 7PW



- ▲ Attractive family home with private, leafy frontage and excellent kerb appeal
- ▲ Spacious reception hall and generous first-floor landing creating a wonderful sense of space
- ▲ Three well-proportioned bedrooms, all ideal for family living
- ▲ Large living/dining room perfect for entertaining and everyday use

- ▲ Spacious attached garage offering excellent storage and potential to extend above (subject to permissions)
- ▲ Breakfast kitchen with direct access to the garden
- ▲ Enclosed rear garden ideal for children, pets and outdoor dining
- ▲ Conveniently located close to schools, local shops, supermarkets and transport links

£230,000

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A superb family home occupying a particularly attractive position with a private, leafy frontage in one of the area's most popular residential locations.

This spacious three-bedroom semi-detached property offers exceptionally well-balanced accommodation throughout, ideal for growing families seeking both space and future potential. From the moment you enter, the impressive reception hall creates a wonderful sense of space and character, complemented upstairs by a generously sized landing which further enhances the home's airy feel.

All three bedrooms are generous family-sized rooms, making the property perfectly suited for modern family living, home working or guest accommodation. The spacious lounge/dining room provide excellent entertaining and day-to-day living space, while the breakfast kitchen overlooks the rear garden.

Externally, the property enjoys a particularly private and mature frontage, giving the home an appealing tucked-away feel rarely found so close to everyday amenities. The large attached garage offers excellent storage and workshop space, while also presenting exciting potential for a future extension above, subject to the necessary permissions.

The rear garden provides a safe and secure environment for children and family gatherings, with plenty of outdoor space to enjoy throughout the seasons.

Perfectly positioned for family life, the property is conveniently located close to highly regarded schools, local shops, supermarkets and everyday amenities, with excellent transport links nearby for commuting across Stockton, Yarm and surrounding areas.

GROUND FLOOR

ENTRANCE

Composite entrance door, double glazed windows to the front aspect, tiled floor and inner double glazed door with side lights to reception hall.

RECEPTION HALL - 2.03m x 4.67m (6'8" x 15'4")

With engineered flooring, twin radiator and staircase to the first floor.

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BREAKFAST KITCHEN - 2.74m x 4.88m (9' x 16')

With double glazed window to the side and rear aspects, twin radiator and double glazed door to the side aspect. Wall, floor and drawer units with complementary worktops incorporating a sink and drainer unit with mixer tap, electric oven and hob, and space for under counter fridge, dishwasher and washing machine.

DINING ROOM - 3.66m (12') into alcoves x 3.68m (12'1")

With large picture length double glazed window to the rear aspect and courtesy door to the rear garden.

LIVING ROOM - 3.66m (12') into alcove x 4.7m (15'5") into bay

With double glazed bay window to the front aspect, two twin radiators, engineered flooring, bespoke fitted shelving to alcove and art deco style living flame gas fire with surround.

FIRST FLOOR

LANDING - 2.44m x 2.36m (8' x 7'9")

With double glazed window to the side aspect and loft access.

BEDROOM ONE - 4.65m (15'3") into bay x 3.25m (10'8") into alcove

With double glazed bay window to the front aspect, engineered flooring and single radiator.

BEDROOM TWO - 3.25m x 3.7m (max) (10'8" x 12'2" (max))

With double glazed window to the rear aspect, single radiator and engineered flooring.

BEDROOM THREE - 2.44m (8') x 2.46m (8'1") (max) including stairhead

With built-in cupboard, double glazed window to the front aspect and single radiator.

BATHROOM

With two double glazed windows to the rear aspect, side panelled bath with shower over, low level WC, pedestal wash hand basin, twin radiator and heated towel rail, and tiled walls and floor.

AGENTS REF: - LJ/LS/STO260252/07052026

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Stockton office on
Tel: **01642 355000**





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