

SADBERGE GROVE, FAIRFIELD, STOCKTON-ON-TEES, TS19 7RN



- ▲ Desirable Fairfield location overlooking an attractive green
- ▲ Fantastic opportunity to modernise and add significant value
- ▲ Spacious through lounge and dining room
- ▲ Generous kitchen breakfast room with excellent potential
- ▲ Three well-proportioned bedrooms
- ▲ Modern walk-in shower room already updated
- ▲ Mature rear garden, garage and driveway
- ▲ Perfect family home with outstanding long-term potential

£190,000

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Occupying an enviable position directly opposite an attractive open green space, this three-bedroom semi-detached home presents a rare opportunity to create something truly special. While perfectly liveable, the property would now benefit from updating, giving its next owners the exciting chance to modernise and add value while designing a home tailored entirely to their own vision.

The generous through lounge and dining room provides an excellent footprint for modern family living, with dual aspects allowing natural light to flood the space throughout the day. Whether you choose to create cosy evenings by the fire, open the layout further, or introduce contemporary finishes, this room offers the ideal blank canvas for everyday family life and entertaining alike.

The spacious kitchen breakfast room already provides the proportions buyers are looking for, with plenty of scope to create the heart of the home—a place where busy weekday breakfasts, Sunday lunches and family celebrations naturally unfold. With direct access to the rear garden, indoor and outdoor living can be seamlessly connected as part of a future renovation.

Outside, the rear garden offers privacy and space for children to play, keen gardeners to indulge their passion or for the creation of stylish outdoor entertaining areas. The integral garage and driveway further enhance the practicality of the home, while also offering exciting possibilities for extension or reconfiguration, subject to the necessary permissions.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for growing families, while the modernised shower room means one of the major improvements has already been completed. As your family grows, so too can the home, making this an ideal long-term investment rather than simply your next move.

Fairfield remains one of Stockton's most sought-after residential locations thanks to its strong sense of community, highly regarded schools, excellent transport links and abundance of nearby green spaces. Homes occupying positions opposite open green areas are always in demand, offering a feeling of space and openness that's increasingly difficult to find.

TO VIEW: Tel: **01642 355000**

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GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door with sidelights to entrance hall with staircase to the first floor with oak banister and spindles, single radiator and cupboard under stairs.

LOUNGE/DINER - 3.76m x 7.34m (max) (12'4" x 24'1" (max))
With double glazed window to the front and rear aspects, two radiators and sliding door to kitchen breakfast room.

KITCHEN BREAKFAST ROOM - 4.98m x 2.77m (16'4" x 9'1")
With double glazed window and door to the rear aspect, wall, drawer, and floor units with worktops incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap, space for under counter fridge freezer, plumbing for washing machine and twin radiator.

FIRST FLOOR

LANDING - With double glazed window to the side aspect.

SHOWER ROOM - With two double glazed windows to the side aspect, floating style vanity unit, low level WC, chrome heated towel rail, double walk-in level access shower, tiled walls and floor, panelling to ceiling and loft access.

BEDROOM ONE - 3.53m (11'7") x 3.4m (11'2") to rear of wardrobes

With double glazed window to the front aspect, single radiator, fitted wardrobes and dressing table.

BEDROOM TWO - 3.4m x 3.53m (11'2" x 11'7")

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

BEDROOM THREE - 2.03m x 2.06m (6'8" x 6'9")

With double glazed window to the front aspect and single radiator.

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AGENTS REF: - LJ/LS/STO260026/20062026

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





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