



## Surbiton Road, Fairfield, Stockton-On-Tees, TS19 7SF

Occupying a generous corner plot in the a desirable Fairfield area, this extensively extended four bedroom semi-detached family home is beautifully presented throughout and offers spacious, versatile accommodation ideal for family living. Featuring an attractive double fronted appearance, three reception rooms, and a large detached double garage, and the vendor has advised is offered with the furniture included, this impressive property will appeal to a wide range of buyers.

The accommodation begins with a hallway featuring engineered hardwood flooring, which flows seamlessly through much of the ground floor and creates a stylish and cohesive feel. The spacious lounge enjoys an attractive feature fireplace with gas fire, providing a warm and inviting focal point. A doorway leads through to the generous dining room, where French doors open onto the rear garden.

The stylish kitchen is fitted with a wide range of shaker style units, complemented by beautifully tiled flooring and integrated oven, hob, washing machine, and fridge, with an additional separate integrated fridge freezer located within the dining room. A convenient downstairs WC and a cosy family room further enhance the versatile ground floor living space.

To the first floor, the property offers four well proportioned bedrooms, with the master bedroom benefiting from a spacious en-suite bathroom featuring a corner bath and separate shower cubicle. A modern family bathroom serves the remaining three bedrooms. The property is warmed by gas central heating, and the vendor advises that the boiler was newly installed in 2025.

Externally, the home continues to impress with a large lawned front garden and block paved driveway providing off-road parking for up to five vehicles, leading to a detached double garage with electric door. The rear garden offers an attractive outdoor space, featuring a lawn, mature shrubbery, a delightful decorative archway, and a paved patio area that enjoys a sunny aspect.

**£240,000**





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## HALLWAY

## LOUNGE

15'9" x 10'8" < 11'3" (4.80m x 3.25m < 3.43m)

## KITCHEN

9'10" x 9'8" (3.00m x 2.95m)

## DINING ROOM

14'8" x 12'2" (4.47m x 3.71m)

## FAMILY ROOM

13'10" x 10' (4.22m x 3.05m)

## DOWNSTAIRS WC

3'6" x 2' (1.07m x 0.61m)

## LANDING

## BEDROOM ONE

17'7" x 10' (5.36m x 3.05m)

## EN SUITE

10' x 6'1" (3.05m x 1.85m)

## BEDROOM TWO

14' x 8'2" (4.27m x 2.49m)

## BEDROOM THREE

10' x 8'2" (3.05m x 2.49m)

## BEDROOM FOUR

7'1" x 5'11" (2.16m x 1.80m)

## BATHROOM

6'1" x 5'11" (1.85m x 1.80m)

## DOUBLE GARAGE

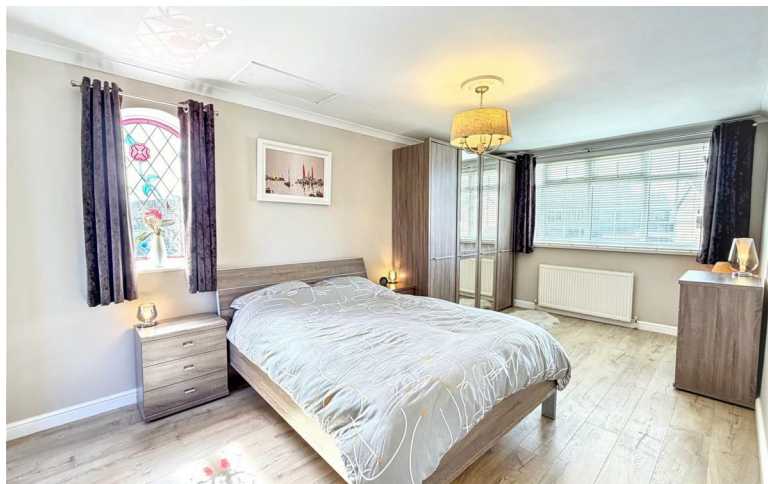
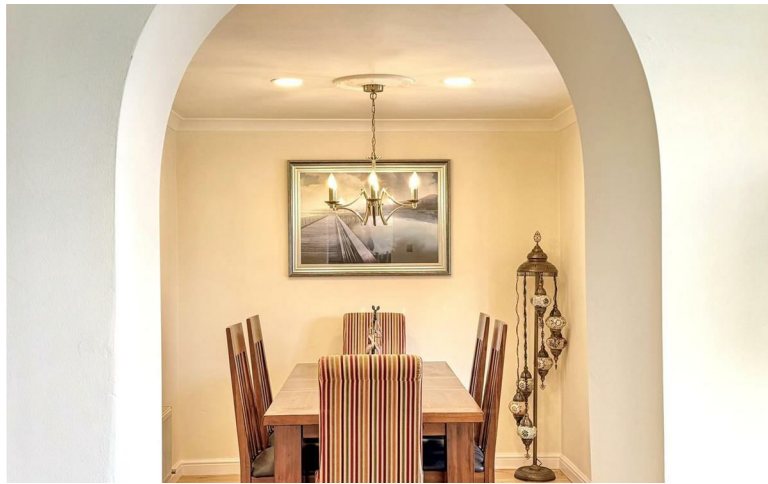
17'2" x 15'5" (5.23m x 4.70m)

## 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.

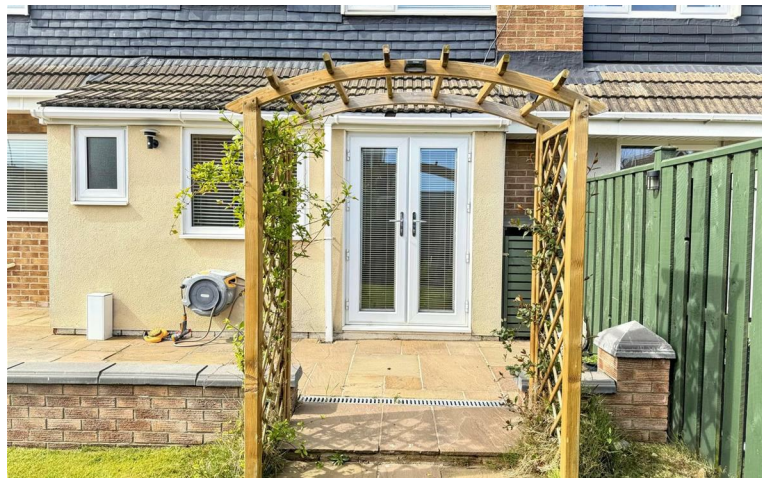








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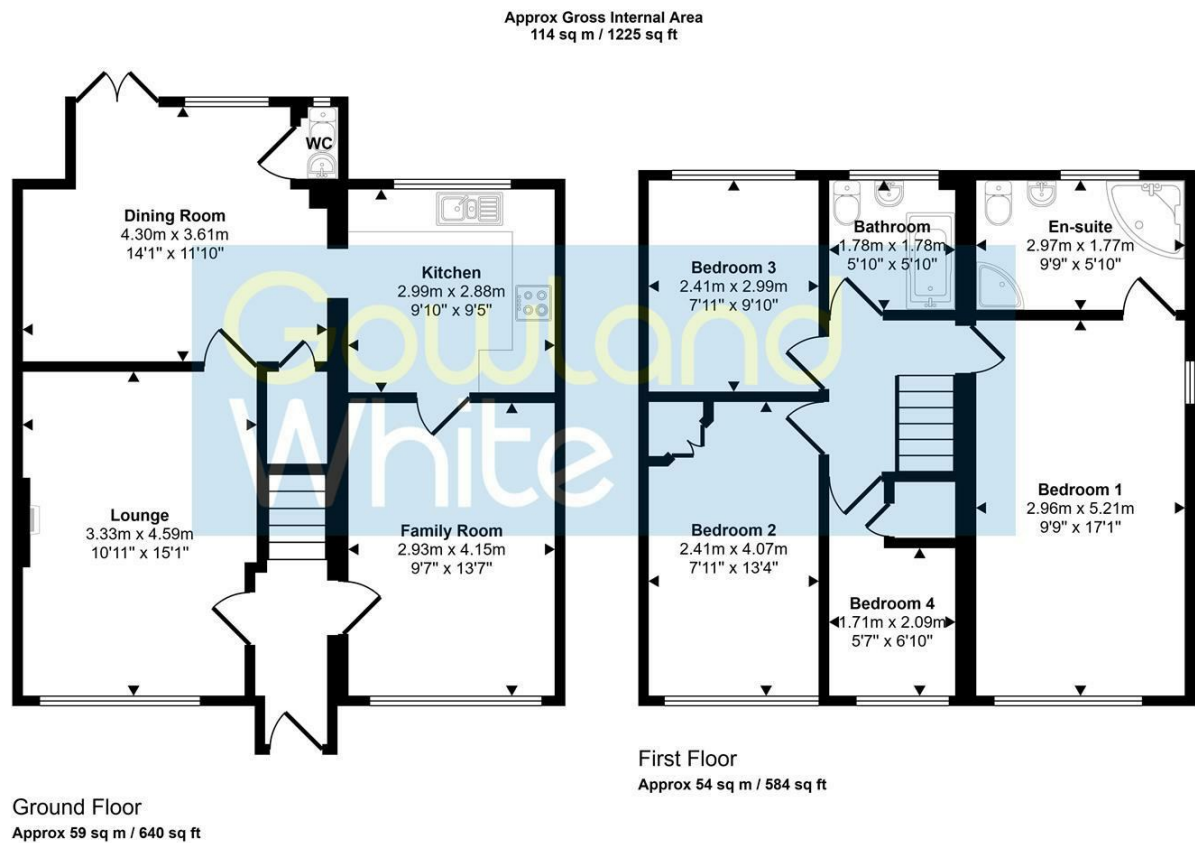




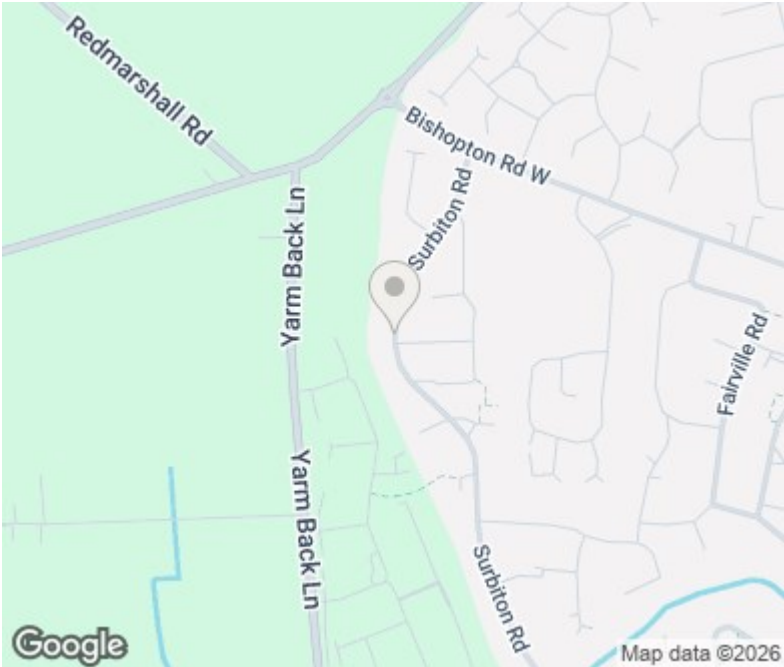




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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| 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 | 74 78     |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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