



Bishopton Court, Fairfield, Stockton-On-Tees, TS19 7HJ

Set in a well positioned spot overlooking a greenbelt, this superb three bedroom semi-detached home is ideal for first-time buyers and families. Immaculately presented throughout, perfectly placed for everyday convenience, this home sits within easy reach of reputable local schooling, shops and amenities.

An entrance porch leads into the hallway and through to the L-shaped lounge, a lovely space featuring a multi-fuel burner, shutters to the front and patio doors opening out to the rear garden. The modern kitchen is fitted with integrated appliances, and a rear lobby provides access to a handy WC. A versatile reception room with French doors to the garden offers excellent flexibility, easily serving as a second reception room, playroom or home office.

Upstairs, the landing leads to three bedrooms and a bathroom with shower over the bath.

The west-facing rear garden provides a pleasant outdoor area to enjoy with patio areas and lawn, while the front of the property features a double driveway with EV charger. Gas central heating and double glazing are installed throughout.

£160,000

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PORCH

HALLWAY

LOUNGE/DINING ROOM

20'5" (max) x 15'3" >7'2" (6.22m (max) x 4.65m >2.18m)

KITCHEN

12'8" x 8'9" (3.86m x 2.67m)

REAR PORCH

5'6" x 3'9" (1.68m x 1.14m)

DOWNSTAIRS WC

4'2" x 2'4" (1.27m x 0.71m)

STUDY

11'8" x 8'1" (3.56m x 2.46m)

LANDING

BEDROM ONE

13'3" x 10'2" (4.04m x 3.10m)

BEDROOM TWO

13'2" x 9'2" (4.01m x 2.79m)

BEDROOM THREE

9'6" x 6'9" (2.90m x 2.06m)

BATHROOM

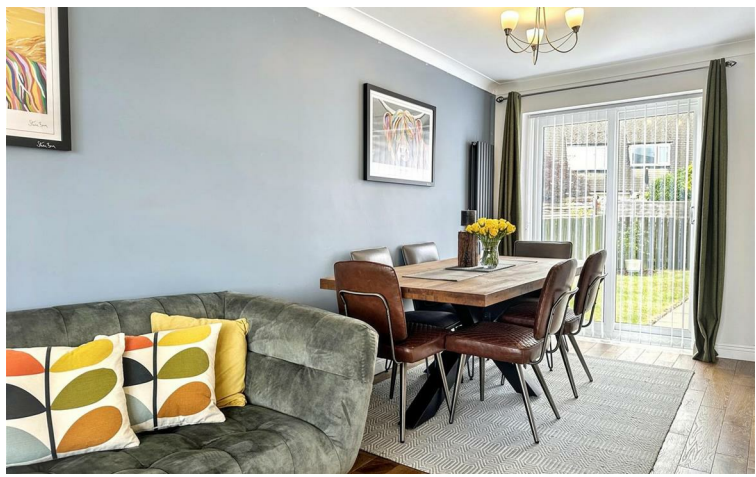
5'10" x 9'6" (1.78m x 2.90m)

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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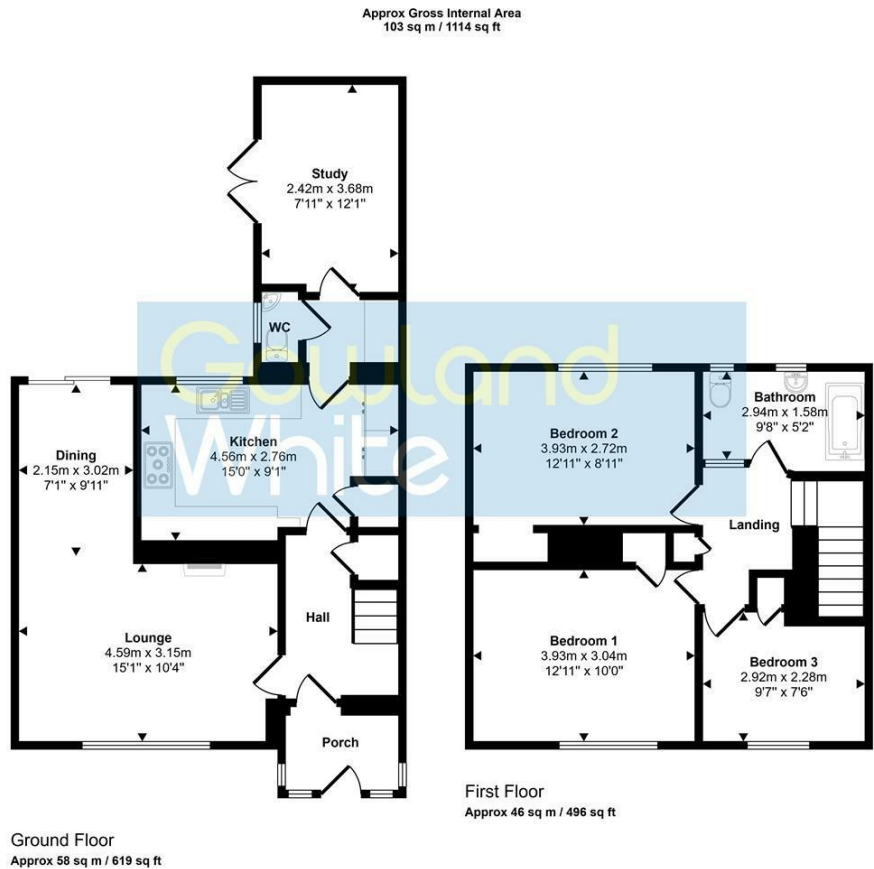


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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites 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	

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

17 Bishop Street, Stockton on Tees, TS18 1SY
stockton@gowlandwhite.co.uk