





Fairwell Road,Stockton-On-Tees TS19 7HX

manners & harrison

welcome to

Fairwell Road, Stockton-On-Tees

Three-bedroom semi-detached family home on the desirable Fairwell Road. Offering lounge/diner, kitchen, three bedrooms and family bathroom. Benefits include block-paved driveway, detached garage and enclosed rear garden with patio. Close to amenities, schools and transport links.

Entrance Hall
Stairs to first floor, cupboard under stairs, radiator

Lounge/Diner
26' 5" max x 12' max (8.05m max x 3.66m max)
Front elevation window, electric fireplace, radiators, rear elevation window

Kitchen
10' 1" x 8' 11" (3.07m x 2.72m)
Side elevation window, sink, washer, space for fridge freezer, door to rear, splash back, wall and base units, space for oven

Bedroom 1
13' 1" max x 10' 8" max (3.99m max x 3.25m max)
Front elevation window, radiator

Bedroom 2
12' 4" x 10' 8" (3.76m x 3.25m)
Rear elevation window, radiator

Bedroom 3
6' 8" x 7' 8" (2.03m x 2.34m)
Radiator, front elevation window

Bathroom
Side elevation windows, sink, shower cubicle, towel rail, cladding, low level wc, bath

Front Garden
Block paved

Rear Garden
Detached garage, enclosed timber fence, patio

Agents Notes
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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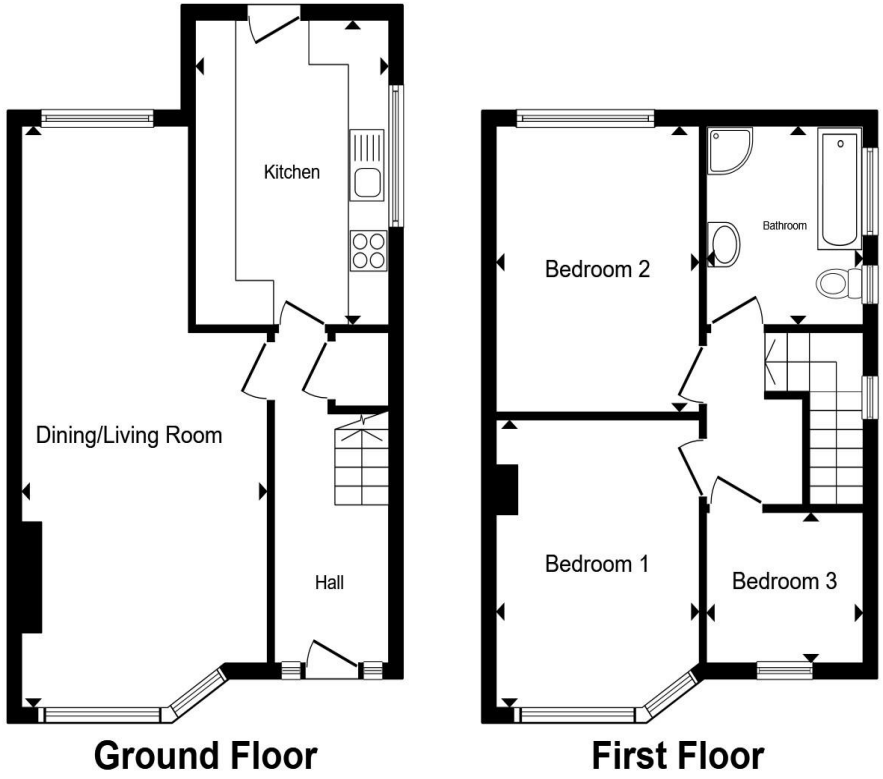
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Fairwell Road, Stockton-On-Tees

- BLOCK PAVED DRIVEWAY
- REAR GARDEN
- DETACHED GARAGE
- OPEN PLAN LOUNGE/DINER
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£200,000



Total floor area 86.3 m² (929 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
STO116515 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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