



## Oulston Road, Fairfield, Stockton-On-Tees, TS18 4HT

Occupying a desirable position within the ever popular Fairfield area, this attractive semi-detached residence combines character, practicality and truly impressive outdoor space, making it an excellent choice for families seeking a long term home.

The accommodation begins with an inviting entrance hall leading to a spacious front reception room, where a bay window floods the room with natural light and a feature period-style fireplace creates a welcoming atmosphere. To the rear, a separate dining room provides an ideal setting for family meals and entertaining, complete with French doors opening onto the garden and a second character fireplace adding further charm. The superb 19ft kitchen, fitted with an extensive range of units and incorporating a Belfast sink and fridge/freezer, offering plenty of storage and preparation space for busy family life.

Upstairs, the property offers three bedrooms, including a generous principal bedroom with fitted wardrobes and a bay window. The second bedroom is another excellent double room with built-in wardrobe, while the third bedroom benefits from an attractive corner window. The family bathroom is fitted with a shower over the bath.

Outside, the rear garden is a particular highlight. Enjoying a high degree of privacy, it has been thoughtfully landscaped to include an artificial lawn, well-stocked borders and a spacious resin patio area, creating a wonderful environment for outdoor dining and relaxation.

A substantial detached garage with workshop is positioned towards the rear and offers excellent versatility. Measuring approximately 27'6" x 9'7". A block paved driveway provides convenient off-road parking.

Offers In The Region Of £240,000



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## HALLWAY

## LOUNGE

13'1" x 12'4" (3.99m x 3.76m)

## KITCHEN

19'2" x 6'11" (5.84m x 2.11m)

## DINING ROOM

11'4" x 11'2" (3.45m x 3.40m)

## LANDING

## BEDROOM ONE

13'8" x 11'6" (4.17m x 3.51m)

## BEDROOM TWO

11'6" x 11'5" (3.51m x 3.48m)

## BEDROOM THREE

11'5" x 10'3" (3.48m x 3.12m)

## BATHROOM

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

## GARAGE

27'6" x 9'7" (8.38m x 2.92m)

## AML PROCEDURE

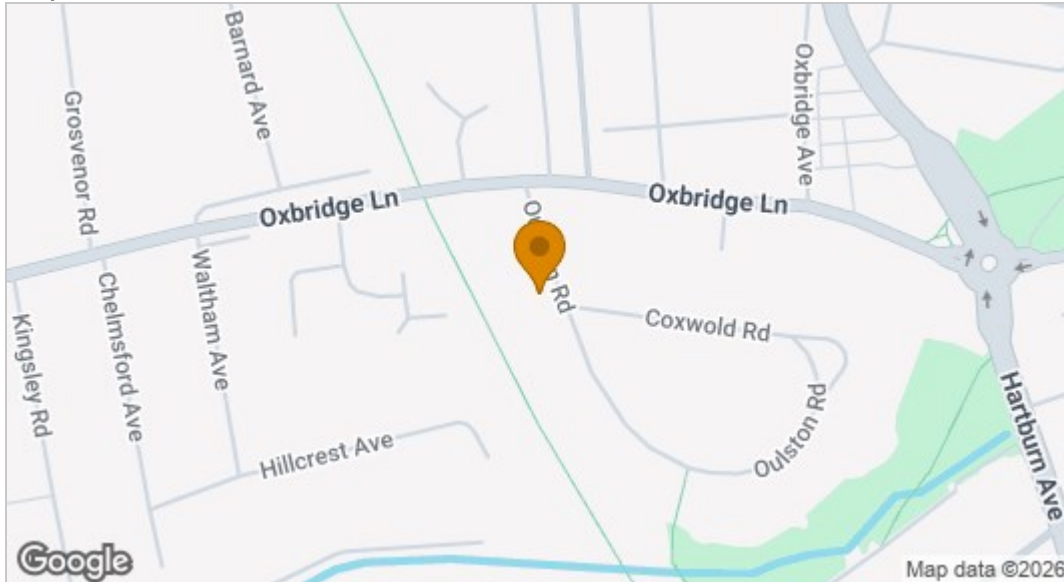
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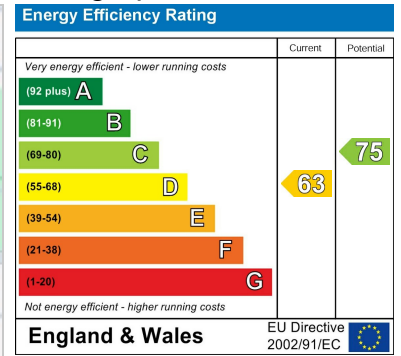




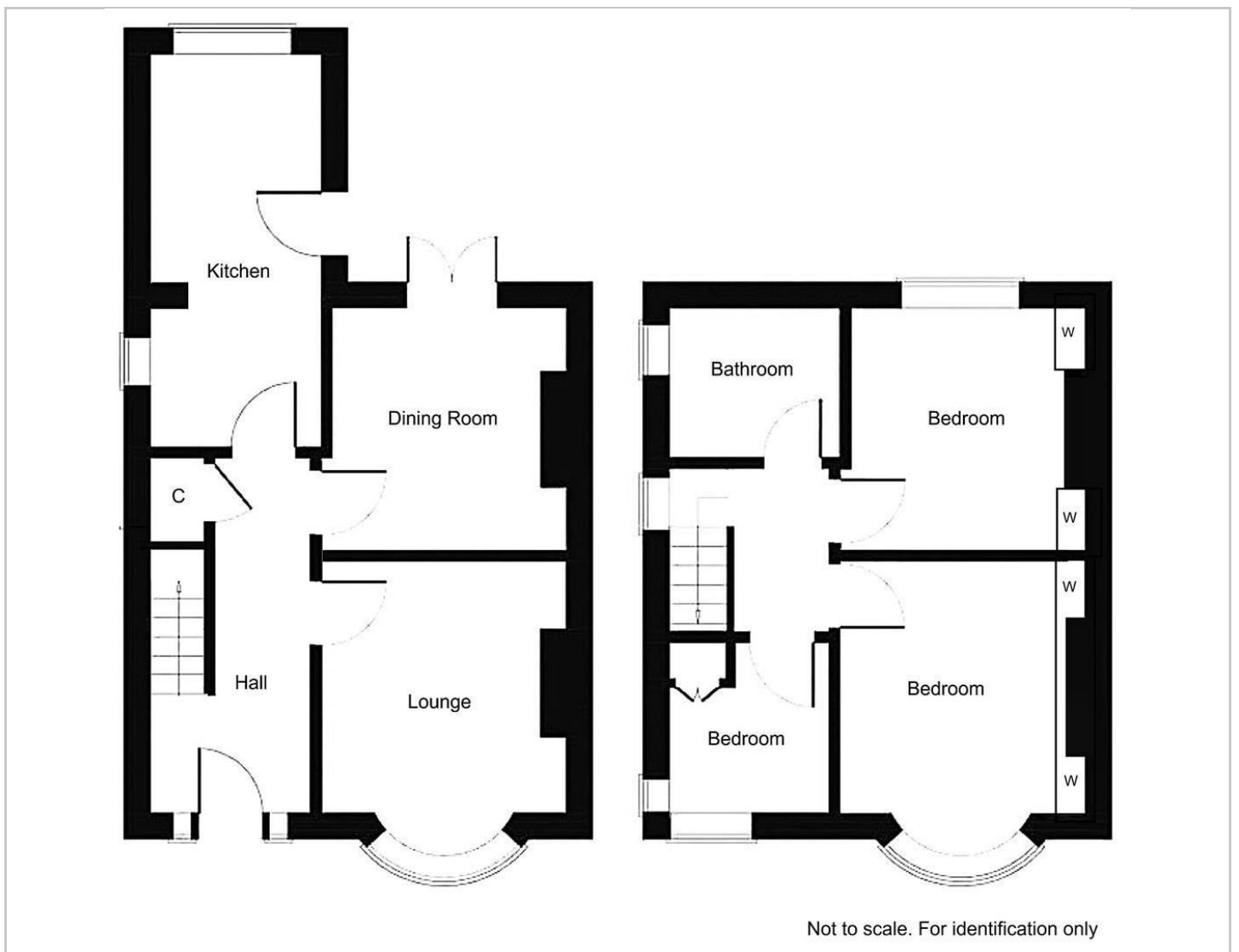
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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