GowlandWhite

Surbiton Road, Fairfield, Stockton, TS19 7SA

This well presented three bedroom semi-detached home sits in the popular Fairfield area, close to reputable primary and secondary schools, local shops, a petrol station and everyday amenities, with straightforward access to the A66 for commuting. It is an appealing choice for first time buyers or young families looking for a property in a consistently convenient setting.

The accommodation has a stylish feel throughout, beginning with an entrance hallway leading into a comfortable lounge and a modern kitchen/dining area fitted with high gloss units, integrated fridge freezer, oven and hob. A back door opens directly to the rear garden, which is paved along with a raised decking area and offers access to the garage. Upstairs, the landing leads to three bedrooms, including the master with built in wardrobes and a contemporary bathroom with shower over the bath, updated in 2022.

The home benefits from gas central heating and double glazing, with most windows replaced within the last few years. Externally, a long driveway provides generous off street parking and leads to a single garage.

Well maintained and ready to move into, this is a property that offers convenience, comfort and a great location. Early viewing is strongly recommended.

Asking Price £165,000

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HALLWAY

LOUNGE
11'8" x 15'10" (3.56m x 4.83m)

KITCHEN/DINING ROOM
14'6" x 8'1" (4.42m x 2.46m)

LANDING

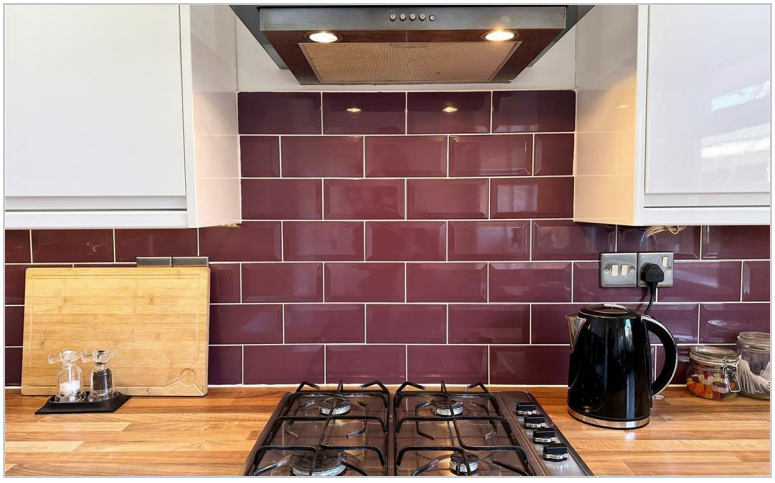
BEDROOM ONE
14'2" x 8'3" (4.32m x 2.51m)

BEDROOM TWO
10' x 8'3" (3.05m x 2.51m)

BEDROOM THREE
7'1" x 5'10" (2.16m x 1.78m)

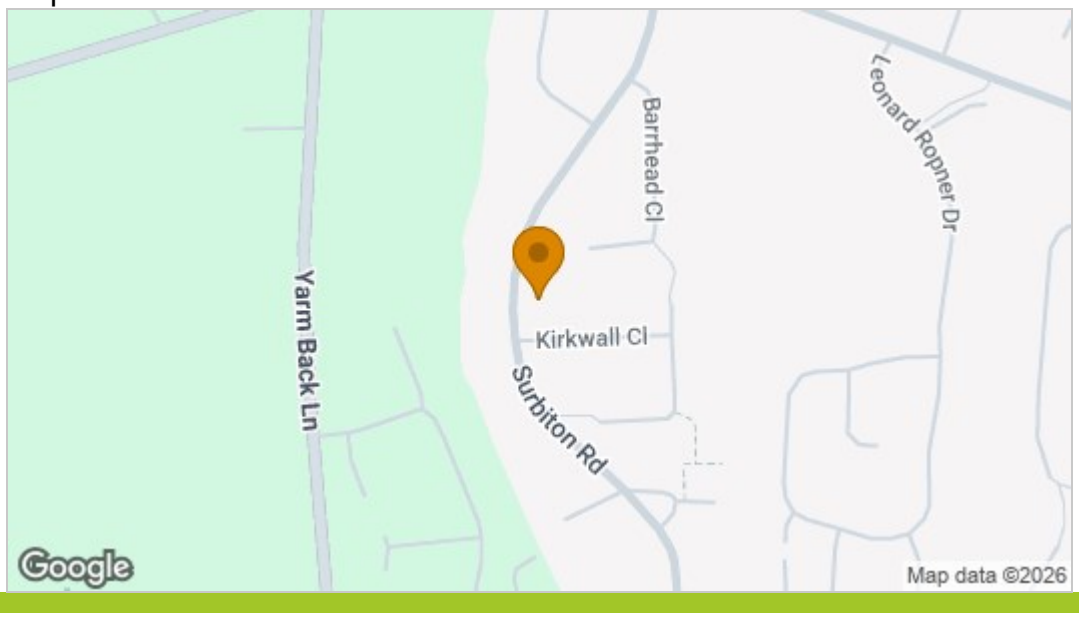
BATHROOM
6' x 5'11" (1.83m x 1.80m)

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.

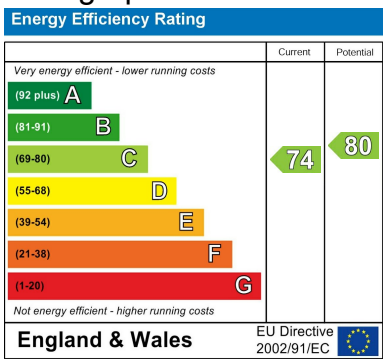


how lucky are we

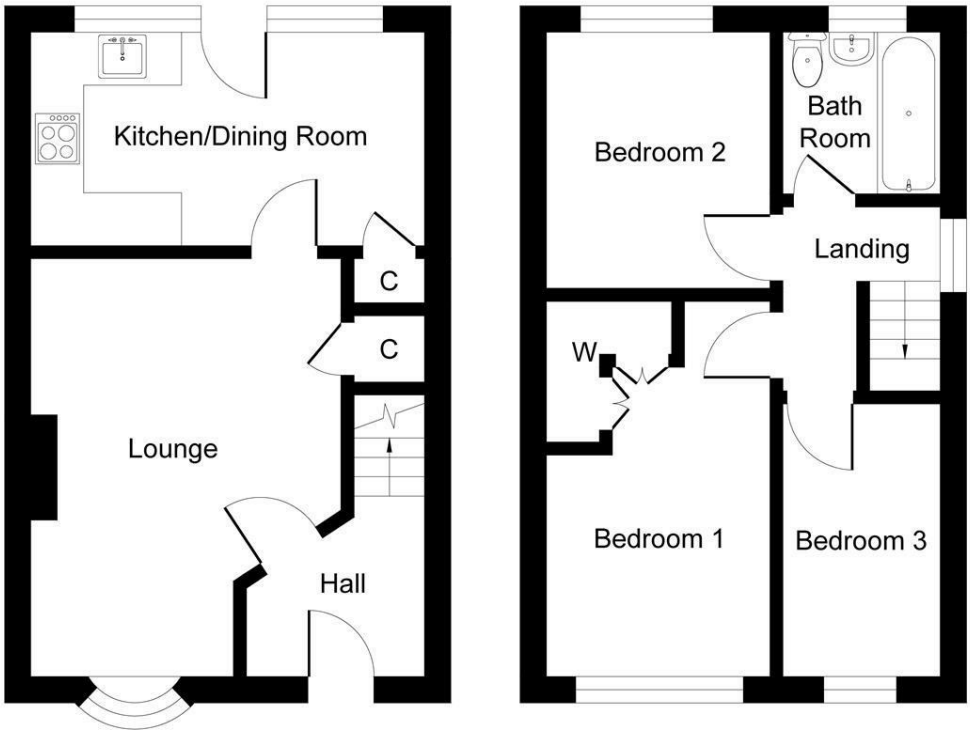
Map



EPC graph



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWING

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

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