



## Glenfield Road, Fairfield, Stockton-On-Tees, TS19 7PH

**IDEAL FOR FIRST TIME BUYER OR FAMILY** - This three bedroom end terrace home sits in the ever popular Fairfield area, within easy reach of both Fairfield Primary School and Ian Ramsey Secondary School. Well served by local amenities and offering excellent convenience, it's an ideal choice for families or anyone seeking a well located home with generous outdoor space.

Inside, the accommodation begins with an entrance hall leading to a comfortable lounge featuring a fireplace with gas fire. The kitchen/breakfast room is further supported by a useful utility area with access to the garden. Upstairs, there are three bedrooms, a bathroom and a separate WC.

The property has been upgraded externally to create a full width block-paved frontage, providing parking for around three cars. To the rear, a good sized garden offers a large paved patio for year round use, complemented by a lawned area that's perfect for children, pets or outdoor entertaining.

Further benefits include gas central heating, double glazing and the advantage of no onward chain, making this a straightforward purchase for those looking to move without delay.

£135,000



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## HALLWAY

## LOUNGE

13'2" x 12'7" (4.01m x 3.84m)

## KITCHEN

10'8" x 9'7" (3.25m x 2.92m)

## UTILITY ROOM

6'5" x 5'4" (1.96m x 1.63m)

## LANDING

## BEDROOM ONE

11'7" x 11'3" (3.53m x 3.43m)

## BEDROOM TWO

11'1" x 9'8" (3.38m x 2.95m)

## BEDROOM THREE

8'6" x 8'2" (2.59m x 2.49m)

## BATHROOM

5'6" x 5'2" (1.68m x 1.57m)

## WC

5'6" x 2'8" (1.68m x 0.81m)

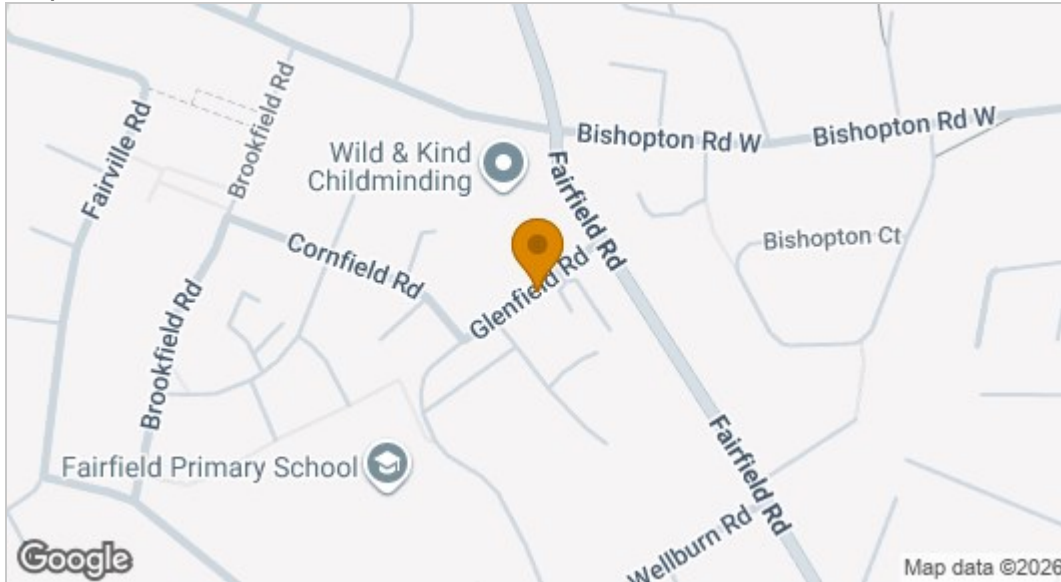
## AML PROCEDURE

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.

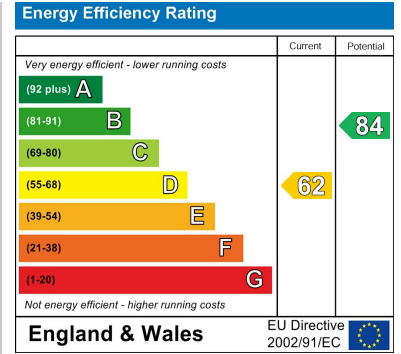




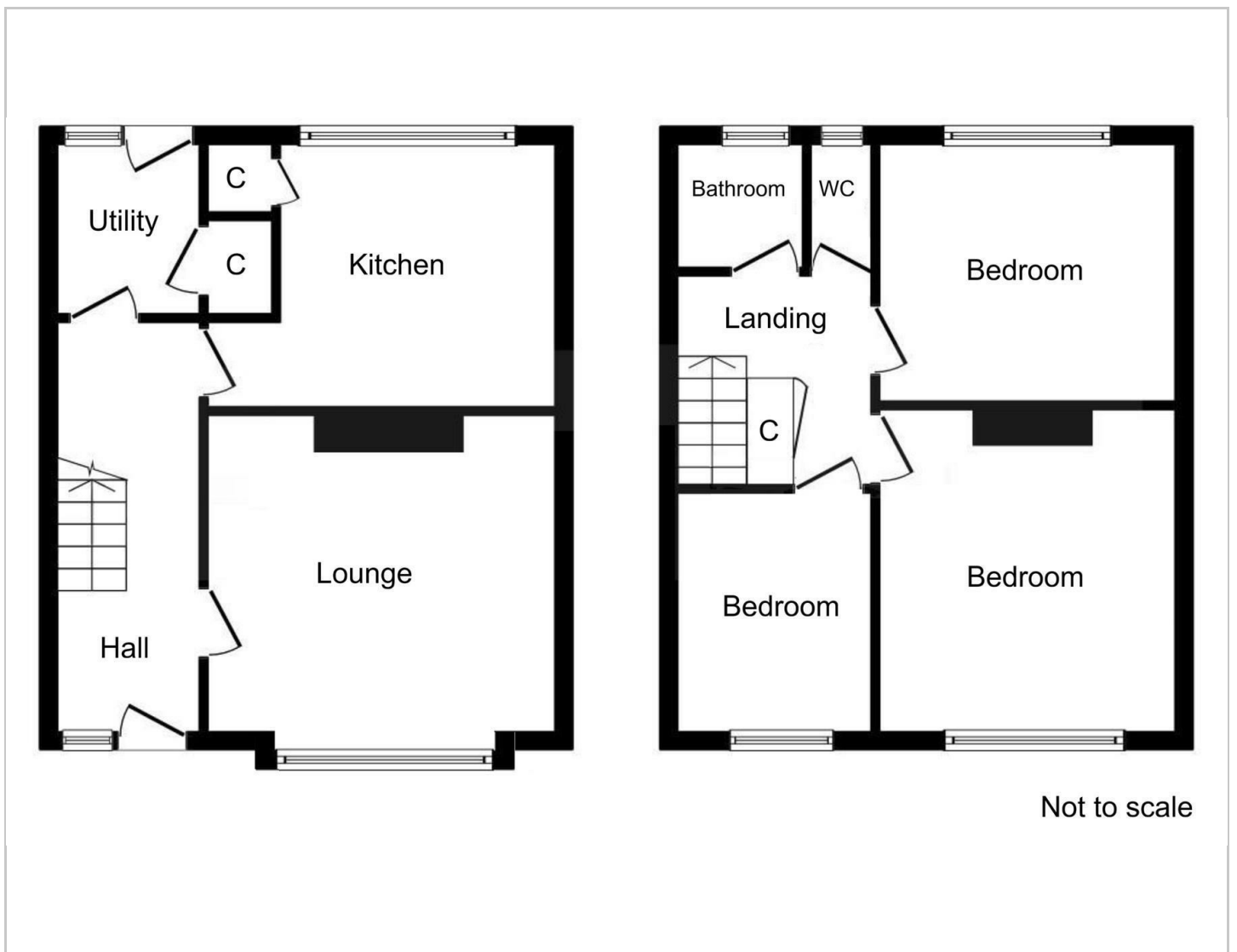
## Map



## 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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