

KILDALE GROVE, FAIRFIELD, STOCKTON-ON-TEES, TS19 7RE



- ▲ Beautiful Three Bedroom Detached House with Additional Dressing Room
- ▲ Gorgeous Kitchen/Diner
- ▲ Good Parking
- ▲ Utility & WC

- ▲ Generous Plot with a Private South Facing Garden
- ▲ Walking Distance to Hartburn & Fairfield Schools

£245,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



They say appearances can be deceptive and they certainly are in this case! What an absolute gem of a property, being sumptuously styled, improved, and remodelled, should put this top of your list to view.

The accommodation flows in brief, reception hall, kitchen/diner, utility, WC, lounge, three good-sized bedrooms and dressing room and bathroom.

Externally there is plenty of parking, a large front garden, side garden and rear. The rear garden is private, low maintenance and southerly facing.

GROUND FLOOR

RECEPTION HALL - Double glazed entrance door with side lights to generous reception hall with radiator, mosaic style tiled floor, and staircase to the first floor.

LIVING ROOM - 3.55m x 5.46m (11'8" x 17'11")
 With large, double-glazed window to the front aspect, twin radiator, and inglenook style fireplace with gas log effect stove.



TO VIEW: Tel: 01642 355000
 17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk



KILDALE GROVE, TS19 7RE



KITCHEN - 2.39m (7'10") x 4.82m (15'10") Plus 2.87m (9'5") x 3.05m (10')

With a superb range of high gloss fitted units in dual contrasting tones with complementary worktops, high level oven, microwave combination and warming drawer, induction hob, integrated fridge freezer, integrated dishwasher, and sink and drainer unit. Double glazed windows to the side and rear aspect, French doors to the rear aspect, vertical modern radiator, and laminate flooring.

UTILITY - 2.26m x 3.35m (7'5" x 11')

With double glazed window to the front aspect, work surfaces, sink unit, plumbing for washing machine, space for dryer, and space for fridge.

CLOAKROOM/WC - 2.13m x 0.94m (7' x 3'1")

With WC, wash hand basin, window to the side aspect, and radiator.



FIRST FLOOR

LANDING - With double glazed window to the side aspect.

BEDROOM ONE - 3.60m x 3.43m (11'10" x 11'3")

With double glazed window to the front aspect and radiator.

BEDROOM TWO - 2.87m x 3.22m (9'5" x 10'7")

With double glazed window to the rear aspect and radiator.

BEDROOM THREE - 3.60m x 1.90m (11'10" x 6'3")

With double glazed window to the front aspect, radiator, and adjoining dressing room.

DRESSING ROOM - 1.80m x 1.88m (5'11" x 6'2")

With window to the side aspect.



BATHROOM - 2.84m x 2.08m (9'4" x 6'10")

With double glazed window to the rear aspect, mosaic style floor, chrome heated towel rail, pedestal wash hand basin, low level WC, side panelled bath and large store cupboard.

EXTERNALLY

PARKING & GARDENS - Externally there is plenty of parking, a large front garden, side garden and rear. The rear garden is private, low maintenance and southerly facing.

AGENTS REF: - LJ/LS/STO220180/12092023

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Tel: 01642 355000

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk





TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

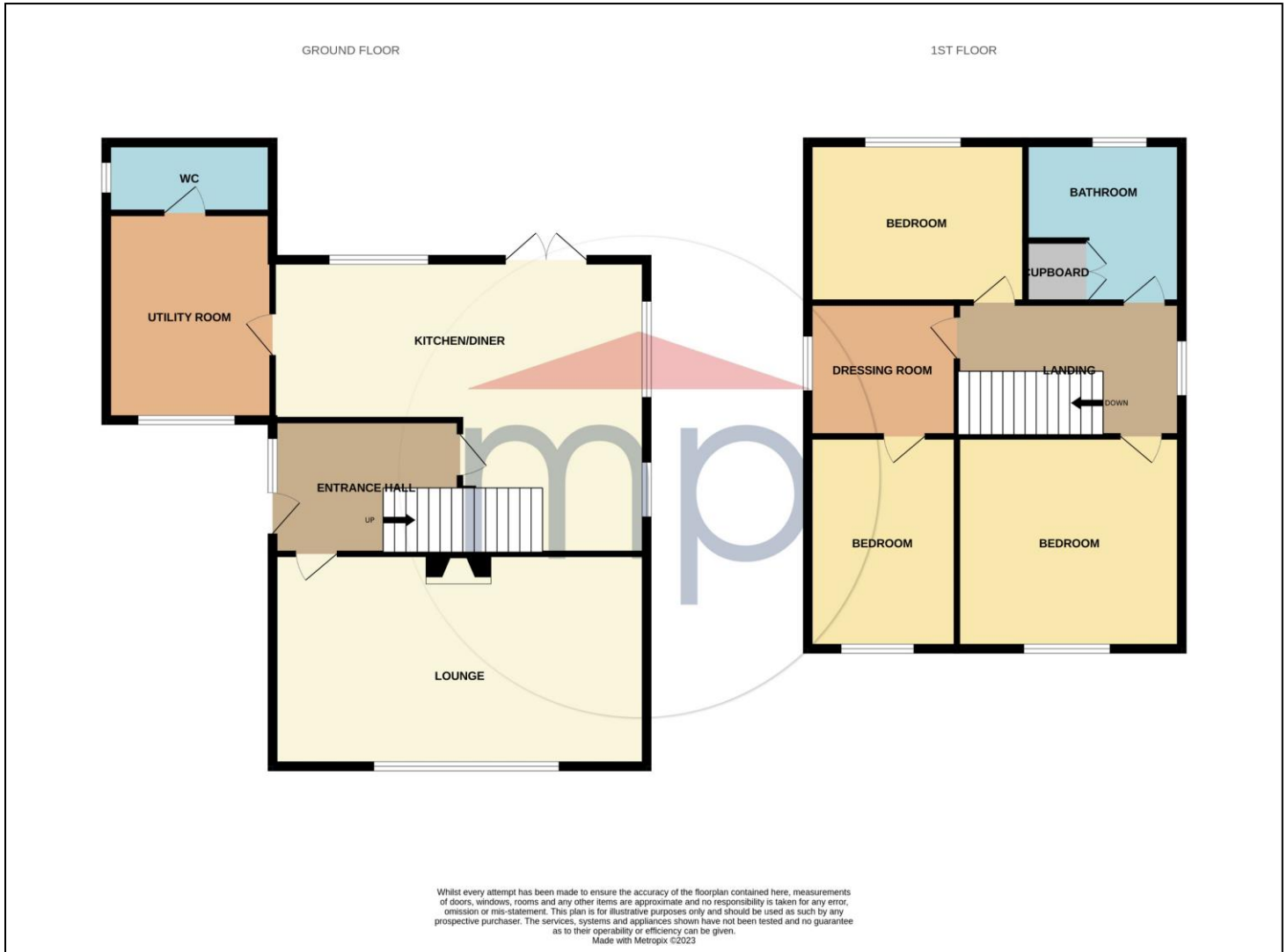
Michael Poole
sales | lettings | auctions



TO VIEW: Tel: 01 642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

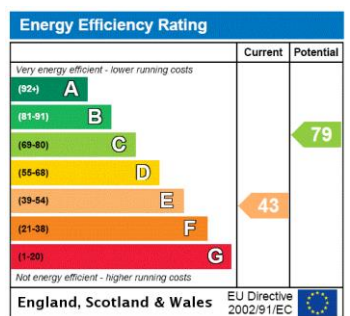
www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Stockton Office on Tel: **01 642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP