



KIPLING GROVE, FAIRFIELD, STOCKTON-ON-TEES, TS19 7QT



- ▲ Three Bedroom Semi-Detached House
- ▲ Central Fairfield, Close to Good Schools
- ▲ Great Corner Plot with Two Drives & Garage

- ▲ No Onward Chain
- ▲ Previously Extended

£190,000

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Offered with no onward chain, this Fairfield semi offers great potential and is positioned on a wonderful corner plot.

The accommodation flows in brief, entrance hall, lounge, sitting/dining room, breakfast kitchen, two double bedrooms, single bedroom which has been used as a shower room, bathroom, and WC.

Externally there are two driveways, front and rear gardens, and detached garage.

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door with side lights to entrance hall, laminate flooring, twin radiator, staircase to the first floor, and cupboard under stairs.

LIVING ROOM - 3.78m(12'5") x 4.95m (16'3") into bay
With double glazed bay window to the front aspect, wooden flooring, twin radiator, and marble fire surround with granite hearth and cast-iron gas fire.

DINING ROOM - 5.33m x 2.95m (max) (17'6" x 9'8" (max))
With double glazed French door and side light to the rear aspect, twin radiator, and Karndean flooring.



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BREAKFAST KITCHEN - 2.57m x 5.33m (8'5" x 17'6")

With two double glazed windows to the side aspect, double glazed door to the rear garden and two twin radiators. Wall, drawer and floor units with worktops, double bowl sink unit with drainer and mixer tap, electric oven and hob with extractor fan, and plumbing for washing machine.

FIRST FLOOR

LANDING - With double glazed window to the side aspect and loft access.

BEDROOM ONE - 4.47m (14'8") into bay x 3.35m (11') to rear of wardrobes.

With double glazed bay window to the front aspect, single radiator and fitted wardrobes.

BEDROOM TWO - 3.58m (11'9") x 3.45m (11'4") (max) to rear of wardrobes.

With double glazed window to the rear aspect, fitted wardrobes and single radiator.

BEDROOM THREE/SHOWER ROOM - 2.16m x 2.18m (7'1" x 7'2")

With double glazed window to the front aspect and single radiator. This room has been converted to a walk-in shower room with a double shower unit with drench shower and shower attachment, and panelled walls and ceiling.

FAMILY BATHROOM - Comprising side panelled bath, pedestal wash hand basin, low level WC, wall mounted boiler, extractor fan, tiled walls and floor, and twin radiator.

SEPARATE WC - With double glazed window to the side aspect, vanity unit and low-level WC.

EXTERNALLY

GARDENS & GARAGE - Externally there are two driveways, front and rear gardens, and detached garage.

AGENTS REF: - LJ/LS/STO230528/17082023

Council Tax Band: B **Tenure:** Freehold

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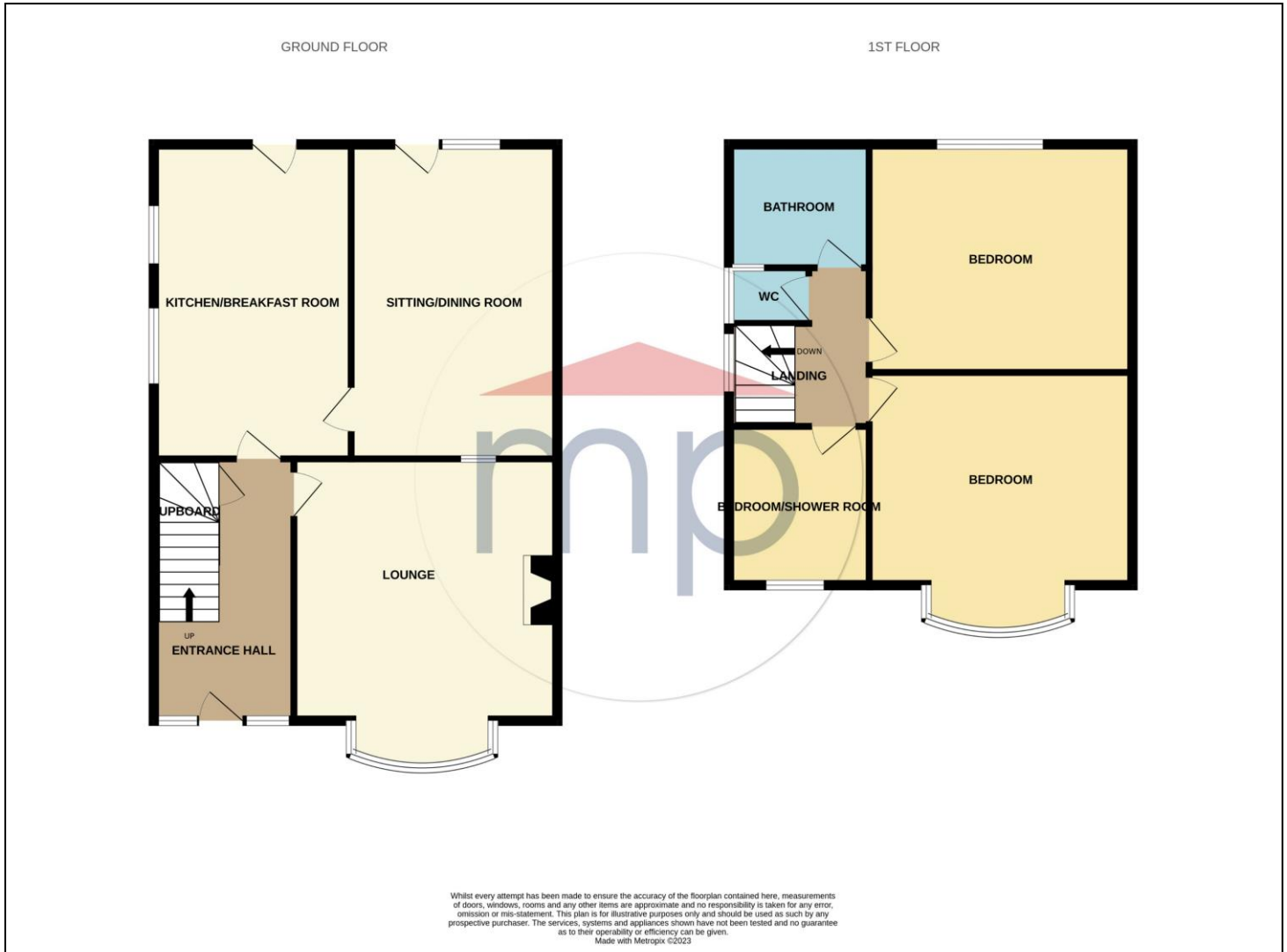
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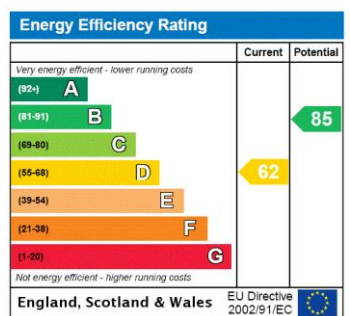
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