

BEDALE GROVE, FAIRFIELD, STOCKTON-ON-TEES, TS19 7QY



- ▲ Central Fairfield Location Walking Distance to Holy Trinity & Ian Ramsey Schools
- ▲ Generous Family Accommodation
- ▲ Three Double Bedrooms & A Good-Sized Single
- ▲ Gorgeous Bathroom & Downstairs WC

- ▲ Extended Dining Room/Garden Room
- ▲ South Facing Rear Garden Overlooking Fields
- ▲ Double Imprint Driveway & Garage

£260,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Extended, improved and remodelled to a beautiful standard, has a south facing rear garden which overlooks fields and has a solid fuel stove for those cold evenings.

The accommodation flows in brief reception hall, living room with Inglenook fireplace and solid fuel stove, an extended dining room/garden room, kitchen with adjoining utility and cloakroom/WC.

To the first floor is a split-level landing, three double bedrooms, a good-sized fourth single bedroom and lovely bathroom.

Externally there is a large block paved frontage, integral garage and a beautiful south facing rear garden with fields as a backdrop.

GROUND FLOOR

ENTRANCE HALL - Composite entrance door with double glazed side lights to entrance hall, twin radiator, staircase to the first floor with cupboard under and meter cupboard.

LIVING ROOM - 4.37m x 3.86m (max) (14'4" x 12'8" (max))

With double glazed window to the front aspect, twin radiator and a beautiful inglenook fireplace with stone hearth and oak mantel housing a solid fuel stove.

KITCHEN - 3.53m x 2.92m (11'7" x 9'7")

With double glazed window to the rear aspect and twin radiator. Shaker style kitchen with a generous range of wall, floor and drawer units with complementary granite effect worktops incorporating a Hotpoint electric hob with overhead extractor hood and a one and a half bowl stainless steel sink and drainer unit with mixer tap. High level Hotpoint double oven and grill combo, integrated Hotpoint fridge freezer, integrated Hotpoint dishwasher and tiled splashbacks.

UTILITY - With double glazed door to the rear aspect, continuation of shaker style kitchen units with granite effect worktops, plumbing for washing machine and space for freezer or fridge.

GROUND FLOOR CLOAKROOM/WC - With double glazed window to the side aspect, vanity unit with cabinet below, low level WC with hidden cistern, tiled back and granite windowsill, single radiator, tiled floor with matching skirting board and spotlights to ceiling.

TO VIEW: Tel: 01642 355000

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

www.michaelpoole.co.uk



BEDALE GROVE, TS19 7QY

DINING ROOM OPENING TO GARDEN ROOM - 6.02m x 3.02m (19'9" x 9'11")

With double glazed French doors with side lights to the rear aspect, double glazed window and two twin radiators.

FIRST FLOOR

LANDING - With double glazed window to the rear aspect and access to bedrooms and bathroom.

BEDROOM ONE - 3.56m (11'8") x 3.66m (12') to rear of wardrobes

With double glazed window to the rear aspect, twin radiator, fitted wardrobes, dressing table and matching bedside tables.

BEDROOM TWO - 3.7m (12'2") x 3.53m (11'7") (max) to rear of wardrobes

With double glazed window to the front aspect, twin radiator, fitted wardrobes and dressing table.

BEDROOM THREE - 5.38m x 2.4m (17'8" x 7'10")

With double glazed window to the front and rear aspect and twin radiator.

BEDROOM FOUR - 2.18m x 2.2m (7'2" x 7'3")

With double glazed window to the front aspect and single radiator.

FAMILY BATHROOM - With double glazed window to the rear aspect, side panelled bath, low level WC with hidden cistern and marble top, marble windowsill, floating style vanity unit with cabinet below, large corner style shower enclosure, panelling to ceiling with spotlights, modern towel rail, tiled walls, and floor.

EXTERNALLY

GARDENS & GARAGE - There is a large block paved frontage, integral garage and a beautiful south facing rear garden with fields as a backdrop.

AGENTS REF: - LJ/LS/GD/STO230711/24112023

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

TO VIEW: Contact our Stockton office on
Tel: **01 642 355000**

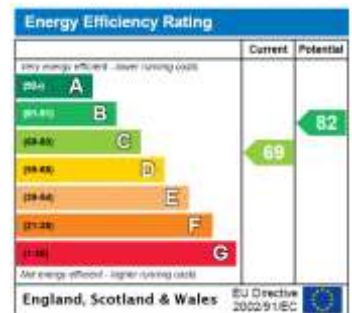


BEDALE GROVE, TS19 7QY





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