

SURBITON ROAD, FAIRFIELD, STOCKTON-ON-TEES, TS19 7SH



- ▲ Three Double Detached Home in The Popular Location of Fairfield
- ▲ Perfect of a Growing Family
- ▲ Generous Plot with a South Westerly Facing Rear Garden
- ▲ Beautifully Landscaped Rear Garden

- ▲ Large Concrete Patterned Driveway for Multiple Cars & Garage
- ▲ 7 KW Multi Stove Burner
- ▲ Gas Central Heating with Baxi Combi Boiler
- ▲ Stunning Kitchen with Satin Finish & Built-In Appliances

Offers Over £245,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



Sat on a generous plot, this large three double bedroom detached house is modernised throughout and is perfect for someone looking for a family home that is in ready to move in condition.

Stacks of features include a large concrete patterned driveway for a number of cars, beautifully laid out landscaped rear garden that most fortunately has a south westerly facing aspect and garage just to name a few.

Comprising entrance hall, cloakroom/WC, lounge/dining room with 7 KW multi stove burner, kitchen with a range of modern units with satin finish and built-in appliances and a garden room runs along the rear of the property. The first floor has three double bedroom (bedroom one with ensuite) and family bathroom.

Other features include gas central heating with 'Baxi' combi boiler and UPVC double glazing with privacy glass to the front.

Viewing is advisable!

GROUND FLOOR

ENTRANCE HALL

With UPVC double glazed entrance door, radiator, tiled flooring, staircase to the first floor, and Hive heating control.

CLOAKROOM/WC

Fitted with a white two-piece suite comprising wash hand basin with mixer tap and tiled splashback, WC, and tiled floor.

LOUNGE/DINER – 8m (26'3") reducing to 3.02m (9'11") x 3.6m (11'10") reducing to 2.92m (9'7")

With two radiators, 7KW multi stove burner with brick slip back and slate hearth, and tiled flooring in the dining area.

KITCHEN - 3.86m (12'8") (max) x 2.84m (9'4") (max)

Fitted with a stunning range of wall, drawer, and floor units with satin finish, complementary wood effect work surface, one and a half bowl sink with mixer tap and drainer, four ring induction hob with glass splashback and black electric extractor fan over with glass inlay, integrated oven and grill, fridge freezer, dishwasher, and plumbing for washing machine. Towel rail, pantry cupboard, and tiled flooring.

TO VIEW: Tel: **01642 355000**

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

www.michaelpoole.co.uk



SURBITON ROAD, TS19 7SH

GARDEN ROOM - 6.4m (21') (max) x 3.68m (12'1") (max)

A lovely addition to the property with a lightweight roof creating a useable room with radiator and UPVC French doors open to the south westerly facing rear garden.

FIRST FLOOR

LANDING

With built-in cupboard and access via dropdown ladder to the boarded loft with light.

BEDROOM ONE - 3.28m x 3m (10'9" x 9'10")

With radiator and two built-in wardrobes with mirror sliding doors.

EN-SUITE

Fitted with a white three-piece suite comprising corner shower cubicle with glass shower screen and shower over, wash hand basin with mixer tap, WC, and tiled walls and floor.

BEDROOM TWO - 3.25m x 3.15m (10'8" x 10'4")

With radiator and built-in wardrobe.

BEDROOM THREE - 3.25m x 2.64m (10'8" x 8'8")

With radiator.

BATHROOM

Fitted with a white three-piece suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap, WC, chrome towel rail, and fully tiled walls and floor.

EXTERNALLY

GARDENS & PARKING

The property sits on a generous plot with a large forecourt frontage with a concrete patterned driveway and mature hedge borders. Gated side access leads to the landscaped rear garden with a south westerly facing aspect, resin patio area, Astro turf lawn, wood trellis with block paved pathway, slate gravel, bush and tree borders, outside tap, and power.

GARAGE

With up and over door, power supply, light, housing the Baxi combination boiler and UPVC door to the rear garden.

AGENTS REF: - MH/LS/STO230732/21112023

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

TO VIEW: Contact our Stockton office on
Tel: 01642 355000



SURBITON ROAD, TS19 7SH



SURBITON ROAD, TS19 7SH

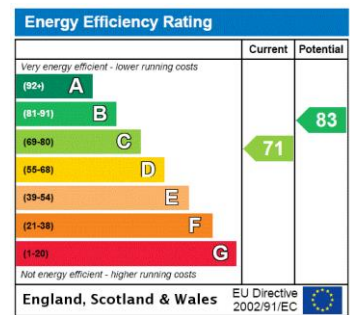


SURBITON ROAD, TS19 7SH





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