

GREEN VALE GROVE, FAIRFIELD, STOCKTON ON TEES, TS19 7RA



- ▲ Offered to the Market with a Chain Free Sale
- ▲ Extended Traditional Semi Detached Lounge/Diner & Conservatory
- ▲ Three Double Bedrooms & A Single
- ▲ 19ft Integrated Garage & Block Paved Driveway
- ▲ Kitchen with Built-In Appliances
- ▲ Popular Location of Fairfield

£250,000

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Offered to the market with a chain free, this traditional semi-detached house in the popular location of Fairfield has been extended to create a fantastic sized family home. Featuring four bedrooms, 19ft integrated garage, plenty of parking on the block paved driveway and a well-presented rear garden.

Comprising entrance hall, lounge/diner with living flame gas fire, conservatory, kitchen with built-in appliances, rear hall, and downstairs cloakroom/WC. The first floor has three generous double bedrooms, single bedroom, and bathroom with modern white suite.

Other features include gas central heating with combi boiler and UPVC double glazing.

GROUND FLOOR

ENTRANCE HALL - With UPVC double glazed entrance door to a spacious entrance hall with under stairs storage cupboard, radiator, and staircase to the first floor.

LOUNGE - 3.8m (12'6") into alcove x 5.18m (17') into bay window
3.8m into alcove x 5.18m into bay window
With living flame gas fire, radiator, and bay window.

DINING ROOM - 2.95m x 3.02m (9'8" x 9'11")
With radiator and UPVC doors opening to the conservatory.

CONSERVATORY - 3.43m (max) x 2.77m (11'3" (max) x 9'1")
With woodgrain effect laminate flooring and UPVC door to the rear garden.



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KITCHEN - 3.53m x 2.95m (11'7" x 9'8")

Fitted with a range of pine effect wall, drawer, and floor units with complementary marble effect work surface, one and a half bowl sink unit with mixer tap and drainer, five ring gas hob with tiled splashback and Neff brushed steel electric extractor fan over, integrated fridge and freezer, plumbing for dishwasher, tile effect vinyl flooring and LED downlights.

HALL - With access to the integrated garage.

CLOAKROOM/WC - With WC.

FIRST FLOOR

LANDING - With access to the loft.

BEDROOM ONE - 4.6m (15'1") into bay window x 3.48m (11'5") into wardrobes

With radiator and built-in wardrobes.

BEDROOM TWO - 3.66m (12') x 3.48m (11'5") into wardrobes

With radiator and built-in wardrobes with mirror sliding door.

BEDROOM THREE - 5.05m (max) x 2.67m (16'7" (max) x 8'9")

With radiator.

BEDROOM FOUR - 2.18m x 2.16m (7'2" x 7'1")

With radiator.

BATHROOM - Fitted with a modern four-piece suite comprising panelled bath with mixer tap and shower attachment, corner shower cubicle with glass sliding door and shower over, wash hand basin with mixer tap, WC, fully tiled walls, LED downlights, and tile effect vinyl flooring.

EXTERNALLY

GARAGE - 5.97m x 2.7m (19'7" x 8'10")

To the front there is a double width block paved driveway leading to the integrated garage with up and over door, power supply, light and housing the Baxi combination boiler.

REAR GARDEN - Side gated access leads to the well-presented rear garden with large flagstone patio area, lawn, timber shed, flower beds, and outside tap.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS REF: - MH/LS/STO240043/29022024

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



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A photograph of the Michael Poole property consultants storefront at night. The sign above the entrance is illuminated with blue light and reads "Michael Poole property consultants". The windows display various property listings.

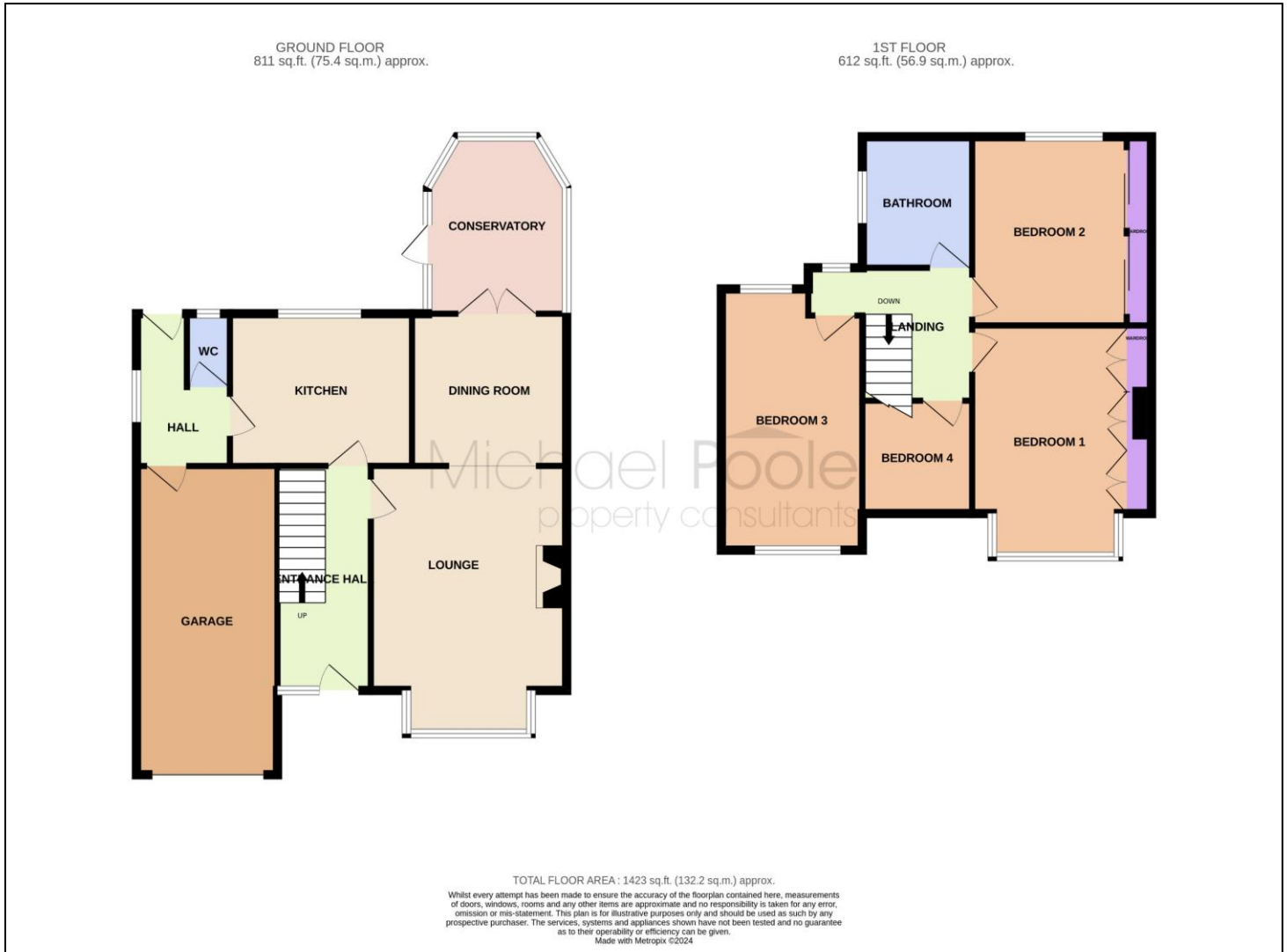
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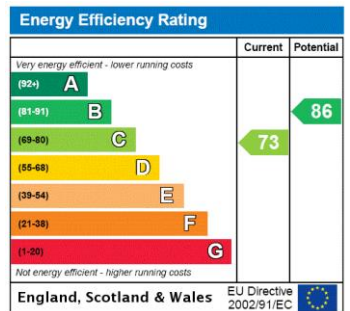
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