

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



- ▲ Central Fairfield, Close to Schooling
- ▲ Corner Plot
- ▲ Good Parking & Garage
- ▲ Modern Kitchen & Bathroom
- ▲ Double Glazing & Gas Central Heating
- ▲ Tastefully Presented & Ready to Move in

**£225,000**

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Having been the subject of a substantial program of improvement and refinement over recent years and being set on a fabulous corner plot in central Fairfield, this three bed semi-detached home is a must view.

The accommodation flows in brief, entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom.

#### **GROUND FLOOR**

**ENTRANCE HALL** - Entered by composite entrance door with side lights, radiator, cupboard downstairs and stairs rising to first floor.

**LIVING ROOM - 4.37m x 3.84m (14'4" x 12'7")**  
With double glazed window to front aspect, radiator and Media wall.

**DINING ROOM - 3.02m x 2.95m (9'11" x 9'8")**  
With double glazed French doors with side lights to rear aspect, and radiator.



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**KITCHEN - 3.8m x 2.64m (12'6" x 8'8")**

Double glazed window to side aspect and door to rear garden, laminate flooring, space for American style fridge/freezer, modern fitted wall, floor and drawer units with complementary worktops incorporating Asterite one and half bowl sink unit with mixer tap, plumbing for washing machine, high-level oven, electric hob and overhead extraction hood. Modern composite style radiator.

**FIRST FLOOR**

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

**BEDROOM 1 - 3.68m x 2.97m (12'1" x 9'9")**

Double glazed window to front aspect, radiator and fitted wardrobes, spotlights to ceiling.

**BEDROOM 2 - 3.63m x 2.95m (11'11" x 9'8")**

Double glazed window to rear aspect, radiator, and spotlights to ceiling.

**BEDROOM 3 - 2.18m x 2.16m (7'2" x 7'1")**

Double glazed window to front aspect and radiator.

**BATHROOM** - Double glazed window to side aspect, side panel bath, large shower enclosure, chrome heated towel rail, vanity unit with cabinet below, low-level w.c., and spotlights to ceiling.

**EXTERNALLY**

The front garden has been blocked paved to provide additional hardstanding which the current owners use for parking, although a dropped kerb could be added subject to Planning. There is enclosed side and rear lawned garden and patio. Detached Garage with an additional drive to the side.

**AGENTS REF:** - LJ/GD/STO240159/13032024

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

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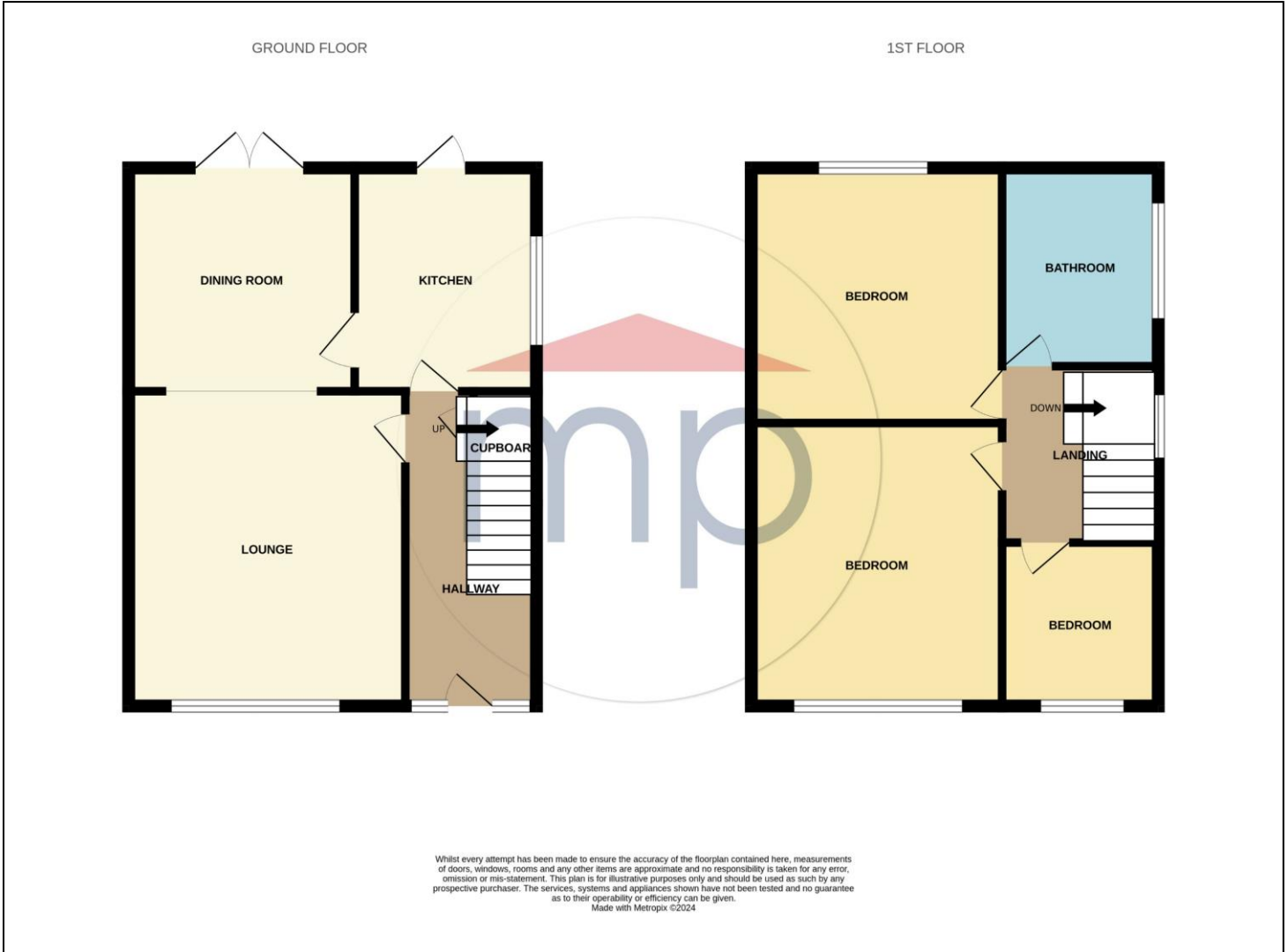


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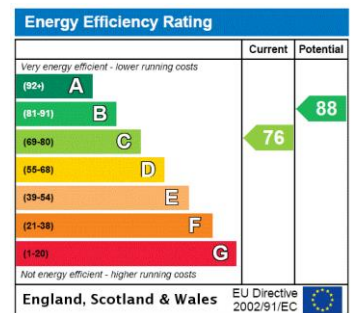
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