

WHITEHOUSE DRIVE, FAIRFIELD, STOCKTON-ON-TEES, TS19 0QE



- ▲ Large Three Bedroom Detached House
- ▲ Generous Garden Plot in a Cul-De-Sac
- ▲ Very Convenient for Schooling
- ▲ Huge Amount of Natural Light
- ▲ Such a Lovely Welcome Feeling
- ▲ Good Parking & Detached Garage
- ▲ Chain Free Sale

£260,000

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This wonderful property has been owned by the current family since the 70's and now offers a fabulous opportunity for the next generation to create their forever home.

The accommodation flows in brief, reception hall, lounge, dining room, kitchen open to the utility, WC, landing, storeroom, bathroom and three double bedrooms.

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

GROUND FLOOR

ENTRANCE HALL - Entrance door with side light to entrance hall with large picture length window at half landing level, two storage cupboards under the stairs, single radiator, and window light to dining room.

LOUNGE - 4.42m x 3.78m (max) (14'6" x 12'5" (max))
With window to the front aspect, patio door to the rear aspect, twin radiator, and wall mounted gas fire.



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DINING ROOM - 3.48m x 3.15m (11'5" x 10'4")
With twin radiator and patio door to the rear garden.

KITCHEN - 2.44m x 3.1m (max) (8' x 10'2" (max)) (max)
With window to the front and side aspects, wall, drawer, and floor units with worktops incorporating a stainless-steel sink and drainer unit, gas hob, pantry, and floor mounted boiler.

UTILITY - With window to the side aspect, door to the rear garden, single radiator, high level gas oven, plumbing for washing machine and space for fridge freezer.

CLOAKROOM/WC - With low level WC and window to the rear aspect.

FIRST FLOOR

BEDROOM ONE - 4.45m x 3.4m (14'7" x 11'2")
With window to the front and rear aspects, fitted wardrobes and single radiator.

BEDROOM TWO - 3.48m x 3.15m (11'5" x 10'4")
With window to the rear aspect and single radiator.

BEDROOM THREE - 3.12m x 2.97m (max) (10'3" x 9'9" (max))
With window to the front and side aspects and single radiator.

BATHROOM - With window to the rear aspect, side panelled bath, bidet, pedestal wash hand basin, low level WC, single radiator, loft access and double door airing cupboard.

LARGE STORE AREA - 0.94m x 1.88m (3'1" x 6'2")
Off the landing with window to the side aspect. This could be used as an office or games room.

EXTERNALLY

GARDENS & GARAGE - Externally there is a mature front lawned garden with well stocked borders and established planting. A long side drive leads to a detached garage and greenhouse. The rear garden is a particularly good size with shaped lawn and an array of plants in stocked borders.

AGENTS REF: - LJ/LS/STO240160/18032024

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

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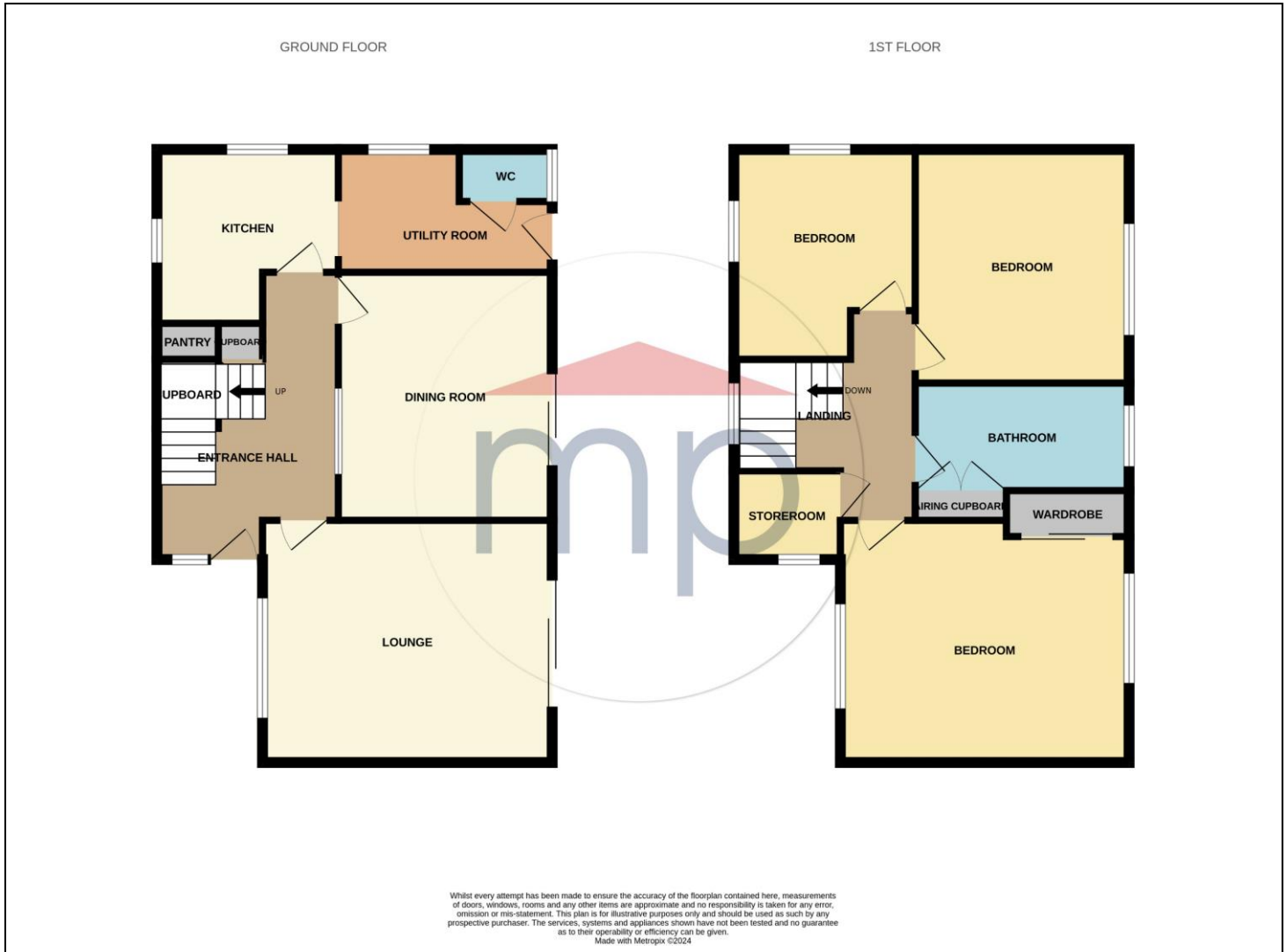
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 5/2024

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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