

LIME GROVE, FAIRFIELD, STOCKTON-ON-TEES, TS19 7DE



- ▲ Beautiful Bay Fronted Three Bed Semi
- ▲ Central Fairfield Close to Schooling
- ▲ Generous Parking and Garage

- ▲ Good-sized Rear Garden
- ▲ Double Glazing and Gas Central Heating

£200,000

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This Beautiful Bay Fronted Semi in Lime Grove is Full of Style, Natural Light and has such a Lovely Feeling when You Step Over the Threshold.

The accommodation flows in brief, entrance hall, lounge, sitting/dining room which is open to the kitchen, three bedrooms and bathroom.

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** - Entered via double glazed entrance door with side and top lights, twin radiator, stairs rising to first floor and understairs cupboard, Karndean flooring.



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**LOUNGE - 3.68m (12'1") into alcove x 4m (13'1") into bay**

Double glazed bay window to front aspect, twin radiators, Adam style fireplace with marble back and hearth and gas fire.

**OPEN PLAN KITCHEN/DINING ROOM - 3.78m (12'5") x 3.28m (10'9") Kitchen Area 2m (6'7") x 2.8m (9'2")**

Double glazed French door with side and top lights to rear aspect, twin radiator, wall, floor and drawer units with complimentary Granite effect worktops incorporating a circular stainless-steel sink and drainer with mixer tap, plumbing for dishwasher, electric oven, gas hob, overhead hood, and integrated fridge. Karndean flooring.

**FIRST FLOOR**

**LANDING** - Double glazed window to side aspect.

**BEDROOM 1 - 4.47m (14'8") (max) x 3.28m (10'9") (max) into bay**

Double glazed bay window to front aspect, and twin radiator.

**BEDROOM 2 - 3.5m x 3.35m (11'6" x 11')**

Double glazed window to rear aspect, and twin radiator.

**BEDROOM 3 - 2.06m x 2.06m (6'9" x 6'9")**

Double glazed window to front aspect, and single radiator.

**BATHROOM** - Double glazed window to side aspect, low-level w.c., floating style vanity units with cabinet below, 'pea' shaped side panel bath with shower enclosure and shower over, chrome heated towel rail, tiled splashbacks, and loft access.

**EXTERNALLY** - Gardens, Parking and Garage.

**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:** - LJ/GD/STO240177/18032024

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

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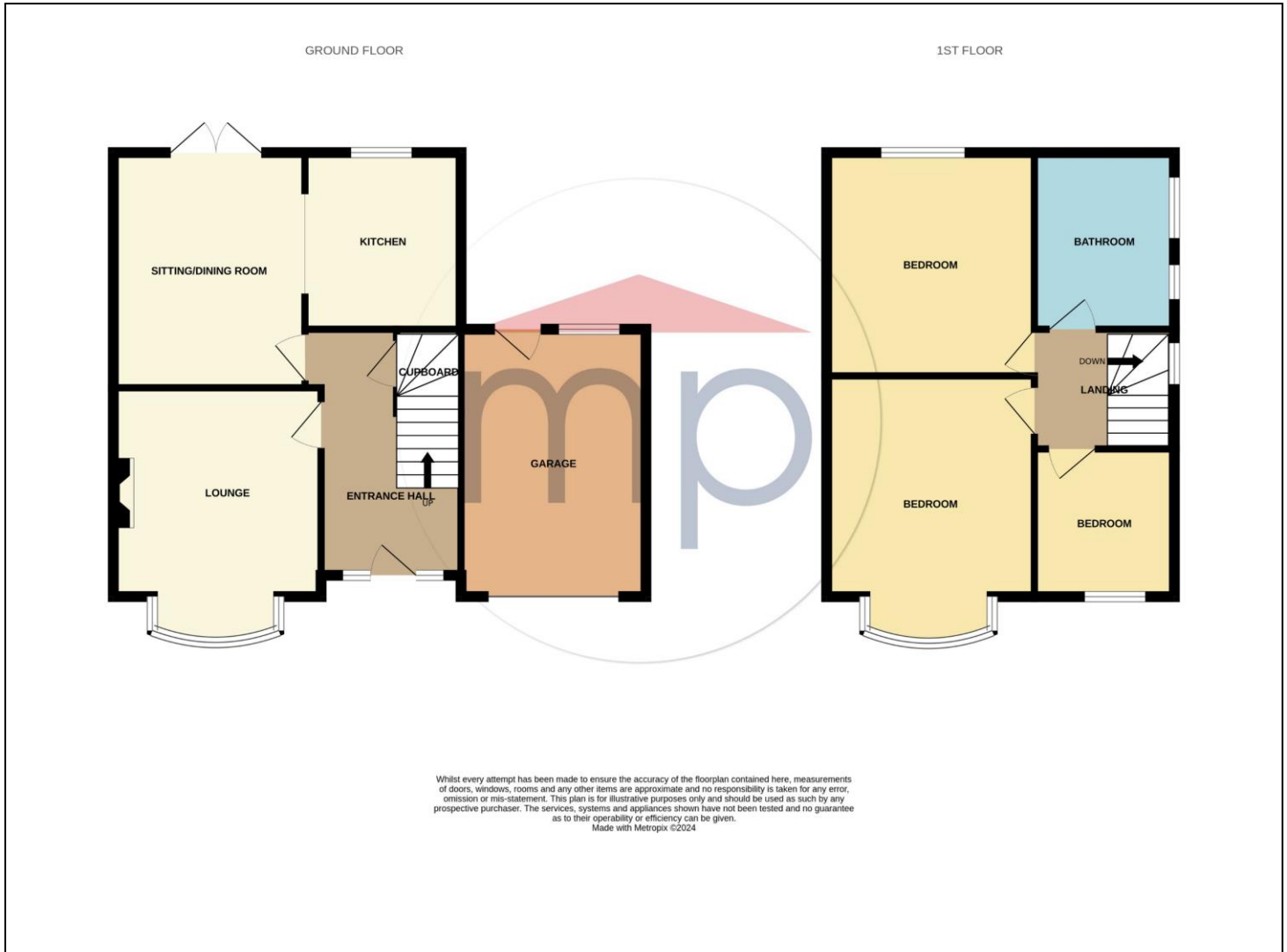
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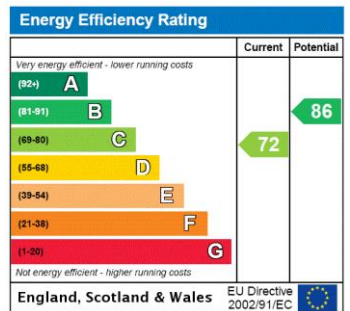
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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