

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



- ▲ Beautiful Bay Fronted Three Bed Semi
- ▲ Central Fairfield Close to Schooling
- ▲ Generous Parking & Garage
- ▲ Good-sized Rear Garden
- ▲ Double Glazing
- ▲ Gas Central Heating

**Offers Over £190,000**

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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

Tenure - Freehold  
Council Tax Band C

### **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 & GARAGE**

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

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

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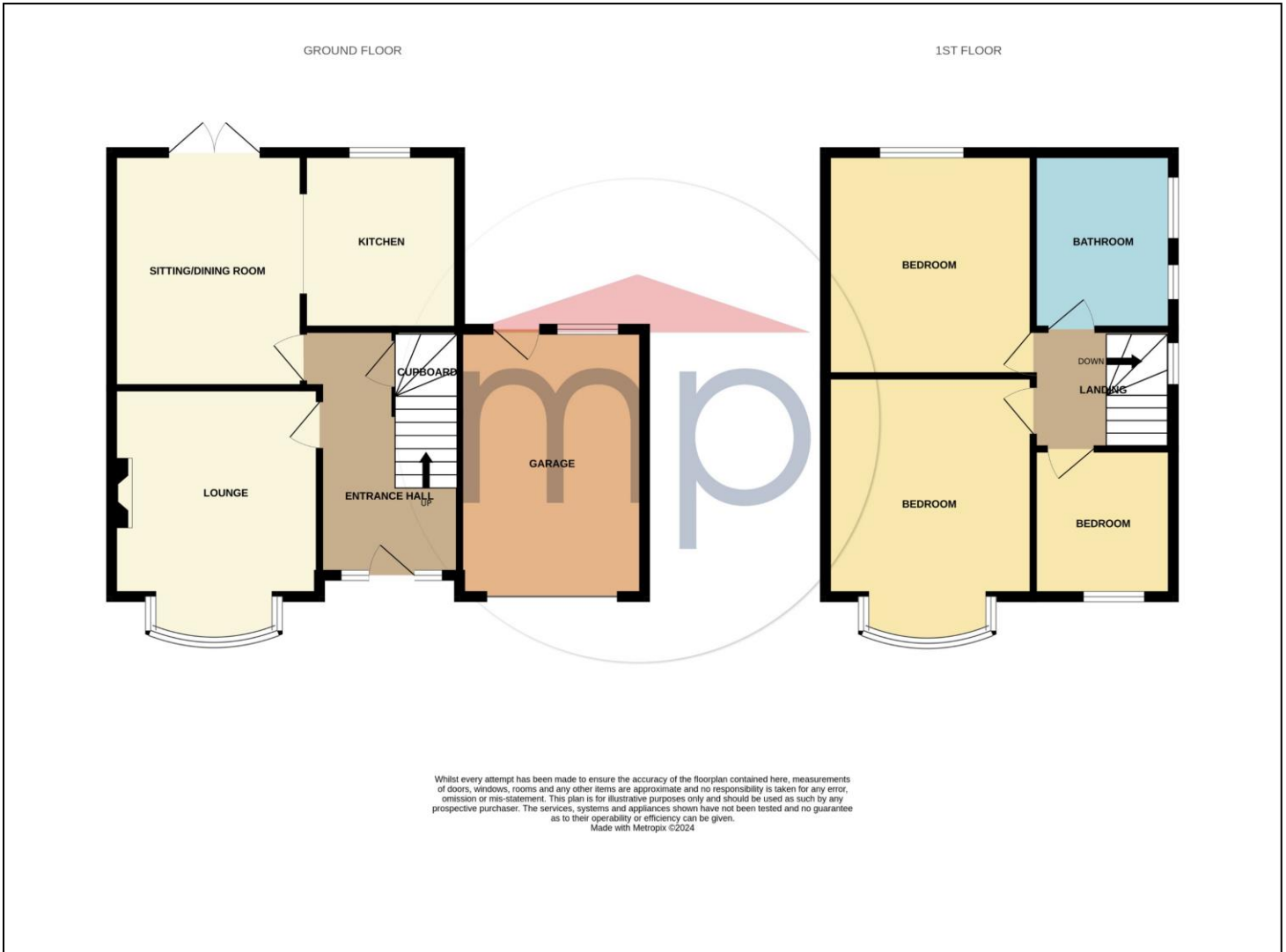
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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