

THE AVENUE, FAIRFIELD, STOCKTON-ON-TEES, TS19 7ES



- ▲ Fabulous Four Bedroom Detached Bungalow
- ▲ Fully Refurbished with No Expense Spared
- ▲ 21ft Plus Lounge Opening to Spacious Dining Room
- ▲ 18ft Plus Modern Fitted Kitchen/Breakfast Room
- ▲ En-Suite Shower Room to Master Bedroom
- ▲ Modern Family Bathroom

- ▲ Air-Conditioning
- ▲ Spacious Private Rear Garden
- ▲ Landscaped Garden to the Front Elevation
- ▲ Larger than Average Detached Garage with Workshop
- ▲ Block Paved Coachman's Driveway Via Two Electric Gates
- ▲ No Onward Chain

£325,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



What a place! This large double fronted 1930's detached bungalow has been enhanced and improved to include two sets of electric gates, air-conditioning, and newly installed bathroom and en-suite wet room.

The accommodation flows in brief, reception hall, living room, dining room, breakfast kitchen, four bedrooms, bathroom, and en-suite wet room.

GROUND FLOOR

ENTRANCE HALL

With composite entrance door to entrance hall.

LIVING ROOM - 6.43m x 3.63m (21'1" x 11'11")

With two radiators, fitted aircon unit, double glazed window, French doors to rear aspect and opening to ...

DINING ROOM

With electric fire in modern surround.



TO VIEW: Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



KITCHEN BREAKFAST ROOM - 5.56m x 2.1m (18'3" x 6'11")

High gloss white kitchen with complementary granite effect worktops incorporating breakfast bar, sink and drainer unit, electric oven and hob with overhead hood, and double glazed windows to front and side aspects.

BATHROOM - With double glazed window to rear side aspect, side panelled bath, vanity unit, heated towel rail, and tiling to walls and floor.

BEDROOM ONE - 2.74m x 3.58m (9' x 11'9")
With double glazed window to rear aspect and single radiator.

EN-SUITE WET ROOM - 2.1m x 1.68m (6'11" x 5'6")

With floating style vanity unit with cabinet below, low level WC, fitted shower enclosure, wet room floor, tiled walls and double glazed window to side aspect.

BEDROOM TWO - 3.15m x 3m (10'4" x 9'10")
With double glazed bow window to front aspect and radiator.

BEDROOM THREE - 3.15m x 3m (10'4" x 9'10")
With double glazed bow window to front aspect, radiator and aircon unit.

BEDROOM FOUR - 2.77m x 1.7m (9'1" x 5'7")
With double glazed window to rear aspect and radiator.

EXTERNALLY

GARDENS & GARAGE - Externally there is a landscaped garden to the front elevation with turning block paved coachman's driveway leading to a larger than average detached garage with rear workshop area. There are two sets of electronic remote gates to the front and to the rear there is a good size private rear garden mainly laid to lawn with patio area.

AGENTS REF: - LJ/GD/STO240194/08042024

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

TO VIEW: Contact our Stockton office on
Tel: 01642 355000



TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk



TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



TO VIEW: Tel: 01642 355000
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



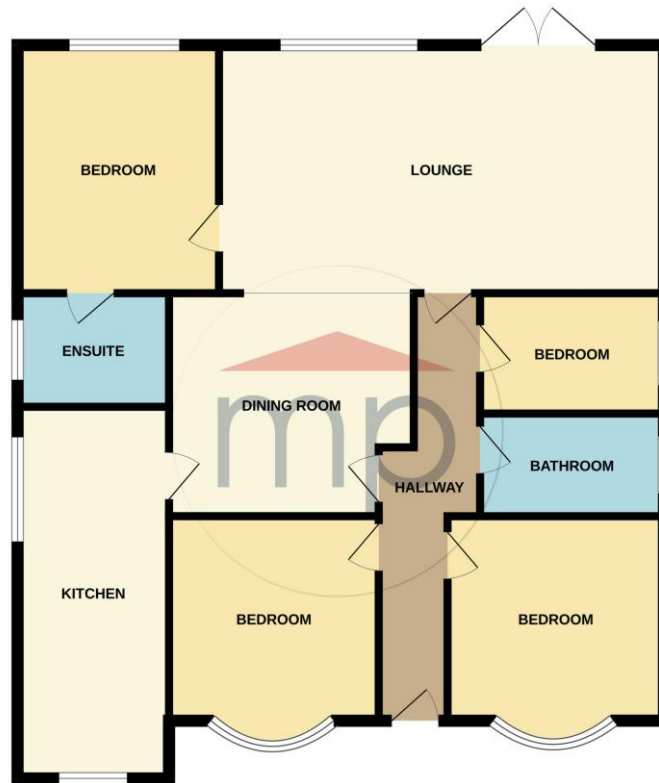
TO VIEW: Tel: 01 642 355000

17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk

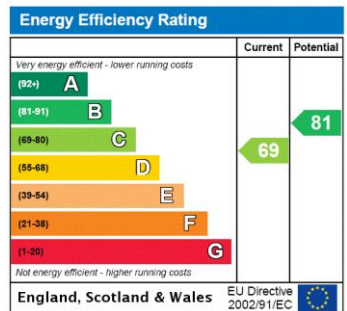
Michael Poole
sales | lettings | auctions

GROUND FLOOR



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 ©2024.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Stockton Office on Tel: **01 642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP