

OXBRIDGE LANE, FAIRFIELD, STOCKTON-ON-TEES, TS18 4HS



- ▲ 1930's Bow Fronted Semi Detached House
- ▲ Two Receptions, Breakfast Room, Kitchen & Conservatory
- ▲ Double Glazing

- ▲ Gas Central Heating
- ▲ Large Corner Plot with Two Separate Driveways
- ▲ Walking Distance to Schools

£280,000

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This most impressive 1930's semi sits on a fabulous corner plot with two separate driveways and offers huge scope to extend (STPP). This beautiful family home is full of natural light and is a stone's throw to Ian Ramsey School.

The accommodation flows in brief, reception hall, lounge, sitting room, breakfast room which is open to the kitchen and conservatory, utility, three bedrooms, that room and boarded loft.

GROUND FLOOR

RECEPTION HALL

Double glazed entrance door to reception hall with double glazed window to the side aspect, twin radiator, dado rail, cupboard under stairs and staircase to the first floor.

LOUNGE - 3.78m x 3.76m (12'5" x 12'4")

With double glazed bow window to the front aspect, radiator following the curve of the bay, and beautiful 1930's wooden fire surround with marble back and hearth and electric flame effect fire.

SITTING ROOM - 3.76m x 3.5m (12'4" x 11'6")

With double glazed window to the front aspect, radiator, circular stained glass leaded original window to the side aspect, and Adam style fire surround with marble back and hearth.

BREAKFAST AREA

With laminate flooring, radiator, and access to the utility cupboard. Open to the kitchen and central breakfast bar.

KITCHEN BREAKFAST ROOM - 7.06m x 1.93m (min) (23'2" x 6'4" (min))

With double glazed window to the rear aspect, tiled splashbacks, marble effect worktops and modern fitted shaker design light coloured kitchen units with high level oven, electric hob with overhead hood, integrated fridge freezer, plumbing for slimline dishwasher and sink and drainer unit with mixer tap. Open to ...

CONSERVATORY - 3.66m x 3.23m (12' x 10'7")

With double glazed windows overlooking the rear garden, double glazed door to the rear aspect and French doors to the side aspect.

TO VIEW: Tel: 01642 355000

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

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FIRST FLOOR

LANDING

With double glazed window to the side aspect and radiator.

BEDROOM ONE - 3.78m x 3.76m (12'5" x 12'4")

With double glazed bow window to the front aspect and radiator following the line of the bay.

BEDROOM TWO - 3.76m x 3.5m (12'4" x 11'6")

With double glazed window to the front aspect, single radiator, and laminate flooring.

BEDROOM THREE - 2.72m x 2.4m (max) (8'11" x 7'10" (max))

With double glazed window to the side aspect, radiator, and loft access with pull down ladder leading to a boarded loft room.

BATHROOM

With two double glazed windows to the rear aspect, corner bath, large corner shower cubicle, low level WC with hidden cistern, vanity unit with cabinet below, laminate flooring, tiled walls, panelled ceiling, and towel rail.

EXTERNALLY

PARKING, GARAGE & GARDENS

The property sits on a large corner plot with two driveways on separate roads, one leading to a detached garage. The gardens are large and mature with a good degree of privacy and face south westerly. There are gravelled beds, greenhouse, fruit trees, shaped lawn, established borders, and patio area.

AGENTS REF: - LJ/LS/STO240205/01052024

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

TO VIEW: Contact our Stockton office on

Tel: **01642 355000**

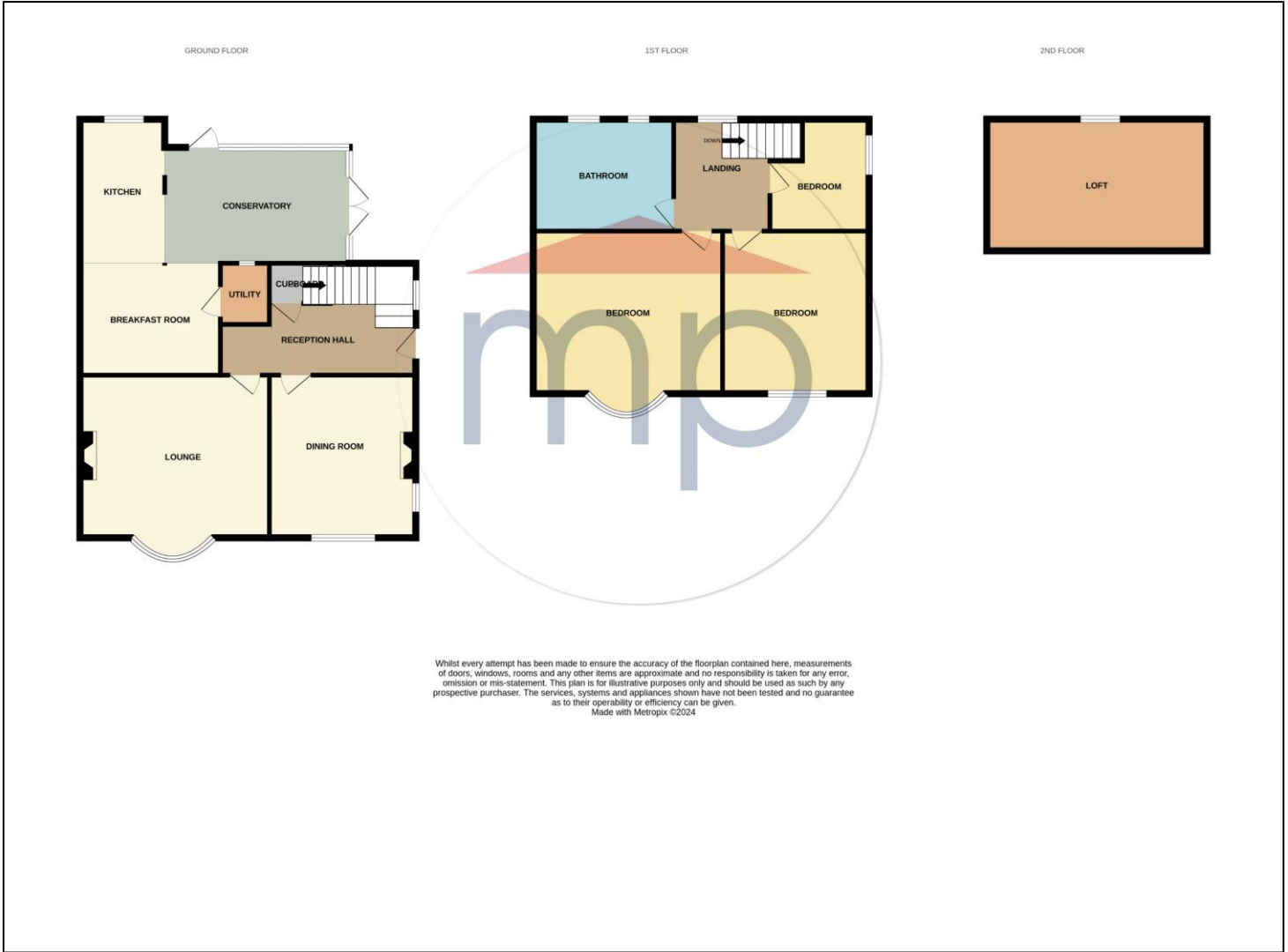


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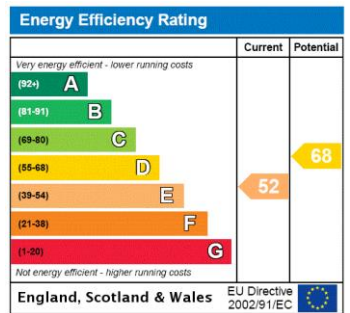
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