

## FAIRWELL ROAD, STOCKTON-ON-TEES, TS19 7HS



- ▲ Stunning Three Bed Semi
- ▲ Undergone Extensive Modernisation
- ▲ Superb Presentation
- ▲ Good Parking & Garage
- ▲ Private South Facing Garden

**£200,000**

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What an Absolute Gem! This Gorgeous Bay Fronted Semi, has Undergone Extensive Improvements Will Make a Perfect Home.

The accommodation flows in brief, entrance hall, lounge, open plan kitchen/diner, wc, three bedrooms and bathroom.

**GROUND FLOOR:**

**ENTRANCE HALL - 4.58m x 1.88m (15' x 6'2")**

With uPVC entrance door and stairs to the first floor. Door leading into the lounge and open plan kitchen/diner. Central heated radiator and access to under stairs storage cupboard and w/c.

**GROUND FLOOR W.C.** - With low level dual flush w.c.

**LOUNGE - 3.99m x 3.63m (13'1" x 11'11")**

A lovely large living room with uPVC double glazed window overlooking the front elevation and central heated radiator.



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**OPEN PLAN KITCHEN/DINER - 5.68m (18'8") x 4.82m (15'10") reducing to 3.78m (12'5")**

A great family space fitted with a range of white, high gloss wall, floor and drawer cupboards with a modern oak effect worktop with up stands. Integrated fan assisted oven with four ring hob, stainless steel extractor hood and sink with drainer unit. Space and plumbing for under counter washing machine and integrated fridge freezer. Central heated radiator and chrome spotlighting. Patio French doors opening onto the rear garden and two uPVC double glazed windows overlooking the rear and side elevation. Space for dining.

**FIRST FLOOR**

**BEDROOM 1 - 4.09m x 3.36m (13'5" x 11')**

uPVC double glazed window overlooking the front elevation and central heated radiator.

**BEDROOM 2 - 3.78m x 3.20m (12'5" x 10'6")**

uPVC double glazed window overlooking the rear elevation and central heated radiator.

**BEDROOM 3 - 2.29m x 2m (7'6" x 6'7")**

uPVC double glazed window overlooking the front elevation and central heated radiator.

**BATHROOM - 2.78m x 2.35m (9'1" x 7'9")**

A newly fit, modern white suite comprising low level, dual flush w/c, vanity hand wash basin with storage cupboard and panelled bathtub with thermostat rainfall shower and separate shower head with glass screen. Two uPVC double glazed, frosted glass windows overlooking the side elevation and modern grey towel radiator.

**EXTERNALLY** - Gardens & Parking To the front of the property is a driveway leading to a single garage providing off street parking. To the rear of the property is a good sized, south facing enclosed garden mainly laid to lawn with a paved patio area and provides a great deal of privacy.

**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/STO240209/27032024

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

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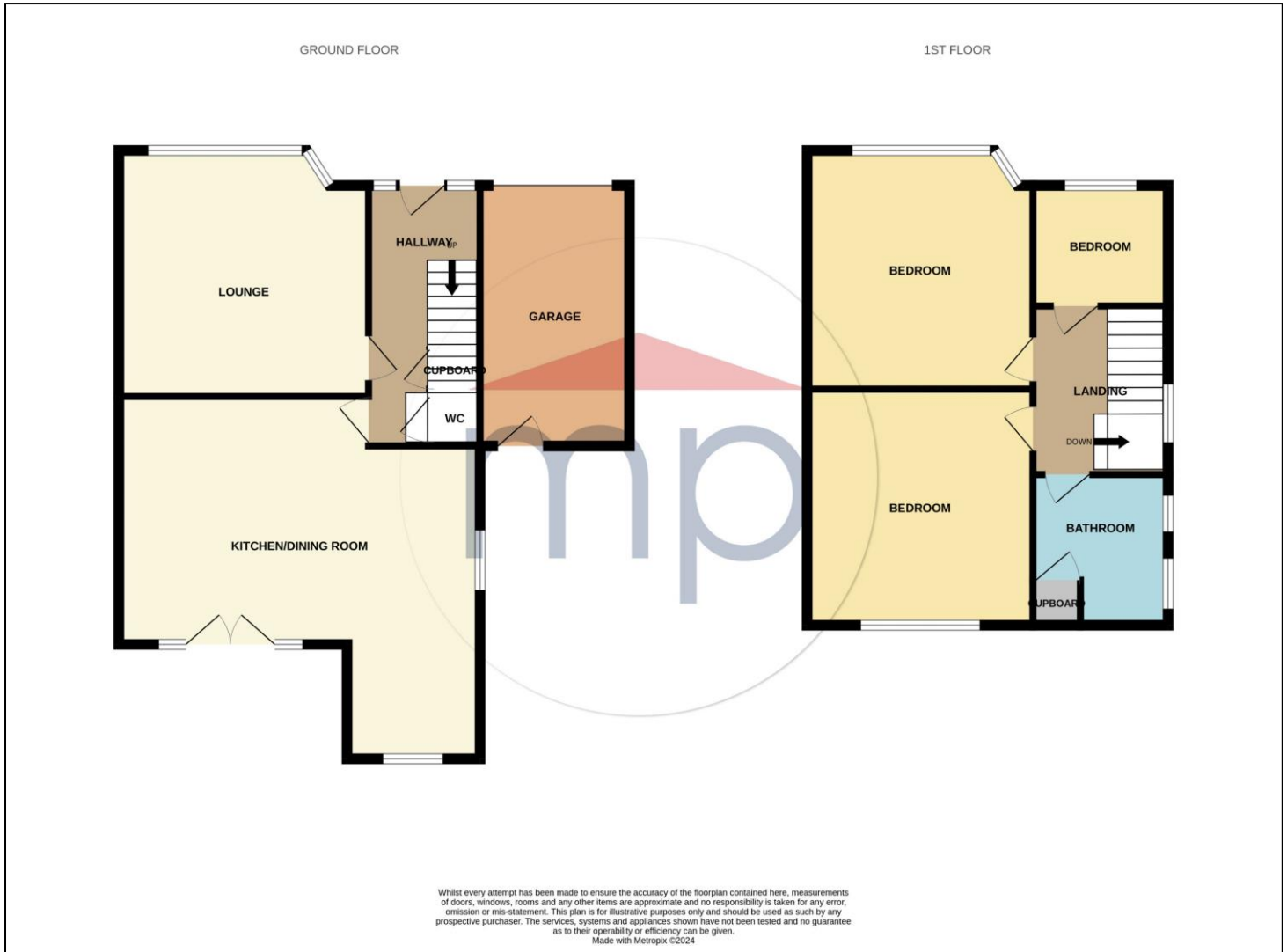
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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-)	<b>A</b>		<b>84</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>66</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		<b>66</b>
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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