

# ARDEN GROVE, FAIRFIELD, STOCKTON-ON TEES, TS19 7AU



- ▲ Traditional Three Bedroom Semi Detached House
- ▲ Tastefully Presented Throughout Blending Traditional Style with a Modern Twist
- ▲ Outstanding Landscaped Garden with Oak Gazebo with Summerhouse
- ▲ Outside Log Burner & Built in BBQ
- ▲ Two Reception Rooms with Multi Stove Burner & Cast Iron Fireplace
- ▲ Breakfast Kitchen & Fabulous Bathroom
- ▲ Gas Central Heating with Baxi DuoTec Combi Boiler
- ▲ All Three Bedrooms with Built -In Wardrobes
- ▲ Triple Width Block Paved Driveway with Electric Roller Door

**£215,000**

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Behind the front door of this traditional semi-detached is a truly stylish, well presented, and modern family home featuring a triple width block paved driveway with electric roller door, stunning landscaped garden with gazebo seating area with log burner and built-in BBQ and summerhouse.

Comprising entrance hall with bespoke built-in storage, lounge with multi stove burner, dining room with cast iron fireplace and bi-folding doors and breakfast kitchen on the ground floor. The first floor has three good size bedrooms, all with built-in wardrobes and a fantastic three-piece bathroom suite.

Other features include gas central heating with Baxi DuoTec combi boiler, UPVC double glazing and is located within reach of local schools and amenities.

Definitely worth a viewing!

**GROUND FLOOR**

**ENTRANCE HALL** - Composite entrance door with glass inlay to a spacious entrance hall with LVT flooring, bespoke slide out storage, radiator, and staircase to the first floor.

**LOUNGE - 4.24m (13'11") into bay window x 3.86m (12'8") into alcove (max)**

With LVT flooring, radiator, bay window and Multi stove burner in feature surround with slate tiled hearth.

**DINING ROOM - 3.94m (12'11") x 3.45m (11'4") into alcove**

With LVT flooring, radiator, cast iron fireplace with pictorial surround and marble hearth and bi-folding doors open to the oak built gazebo.

**BREAKFAST KITCHEN - 4.8m x 2.9m (15'9" x 9'6")**

Fitted with a range of modern style wall, drawer, and floor units with complementary solid wood work surface, one and a half bowl stainless steel sink with mixer tap and drainer, four ring gas hob with subway tiled splashback and electric extractor fan over, integrated electric oven and grill, integrated fridge, plumbing for washing machine and dishwasher, subway tiled walls, slate effect vinyl tile flooring, and UPVC door to the rear garden.

**FIRST FLOOR**

**LANDING**

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

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## ARDEN GROVE, TS19 7AU

### **BEDROOM ONE - 4.55m (14'11") into bay window x 3.48m (11'5") into wardrobes**

Built-in wardrobes with mirror sliding door, woodgrain effect laminate flooring and bay window.

### **BEDROOM TWO - 3.66m (12') x 3.48m (11'5") into wardrobes**

Built-in wardrobes with sliding doors and radiator.

### **BEDROOM THREE - 2.18m (max) x 2.18m (7'2" (max) x 7'2")**

With woodgrain effect laminate flooring, built-in wardrobe with mirror sliding door and radiator.

**BATHROOM** - Fitted with a modern three-piece suite comprising L' shaped bath with glass shower screen and drench showerhead over, wash hand basin with mixer, WC, part tiled walls, woodgrain effect laminate flooring, radiator, airing cupboard housing the Baxi DuoTec combination boiler and access to the fully boarded loft via metal ladder.

### **EXTERNALLY**

**PARKING & GARDEN** - To the front there is a triple width block paved driveway with side gated access leading to the fabulous, landscaped rear garden with composite decked area with large oak gazebo featuring a log burning stove and brick built barbeque area with mosaic tiled splashback. A Porcelain tiled pathway leads to a large summerhouse with power and light and there is astro turf, raised sleeper bed borders and further mosaic tiled seating area with oak built seating, outside tap and power supply.

### **GARAGE - 4.78m x 2.5m (15'8" x 8'2")**

With electric roller door, power supply and light.

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:** - MH/LS/YAR240092/23022024

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

**TO VIEW:** Contact our Stockton office on

Tel: **01642 355000**



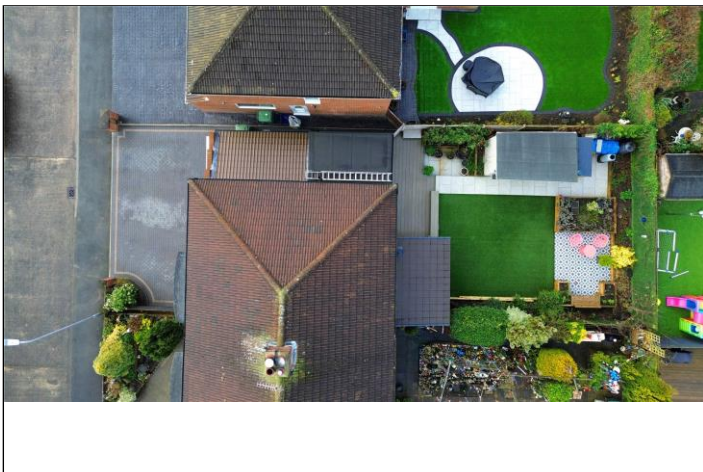


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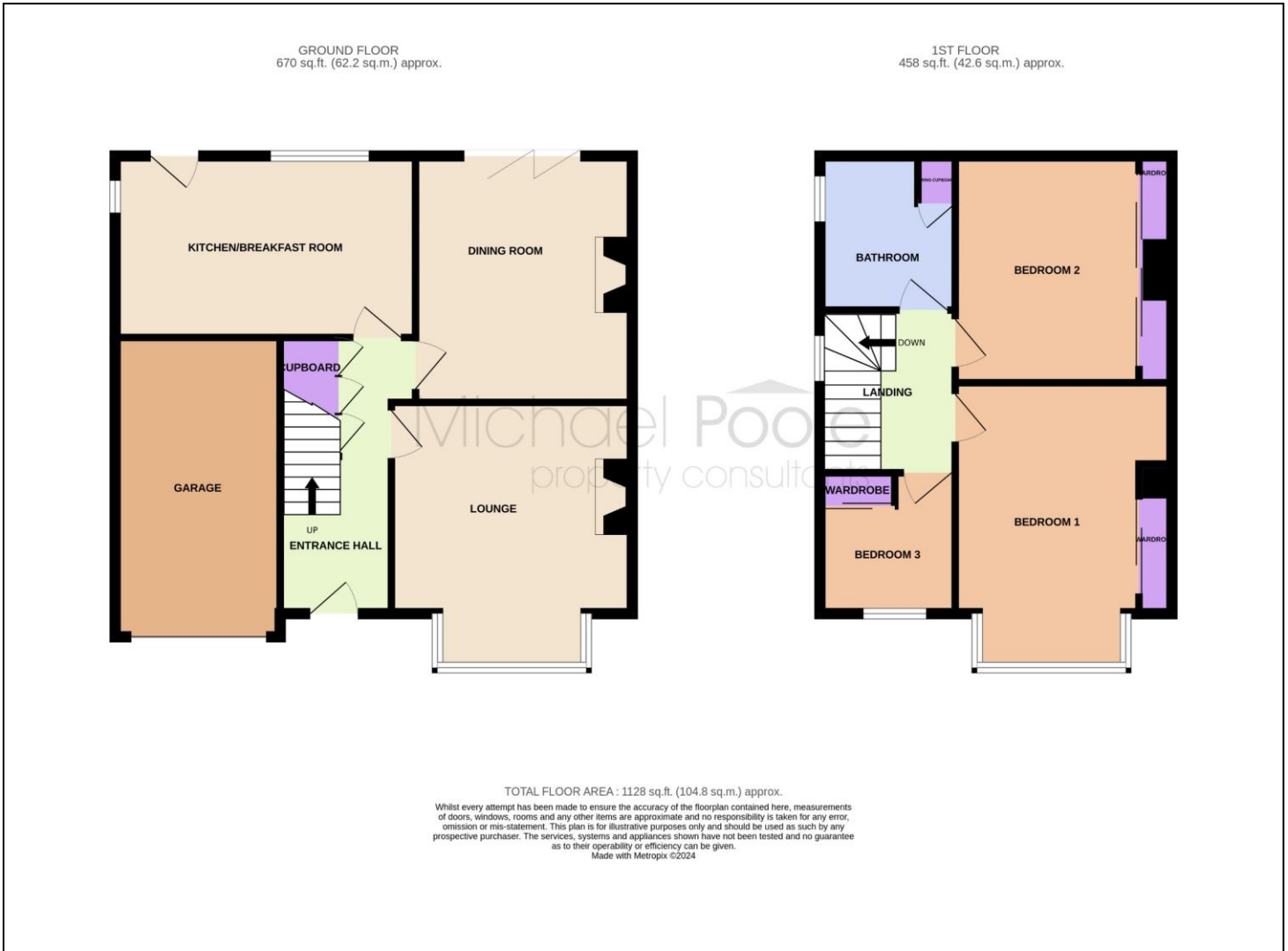
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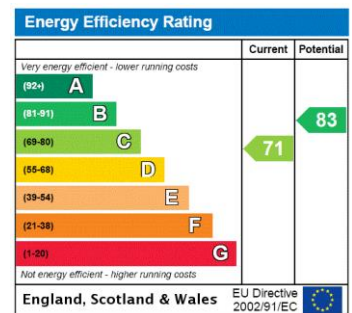


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