GowlandWhite



Lime Grove, Fairfield, Stockton-On-Tees, TS19 7DE

Situated in Fairfield, within a sought after school catchment area, making it an ideal choice for families, this extended three bedroom semi-detached home with no onward chain offers an excellent opportunity for purchasers looking to modernise, personalise and create a home to their own taste and style.

Offering generous accommodation throughout, the property briefly comprises: entrance porch, reception hallway, living room featuring a bay window and electric fire, dining room, kitchen with breakfast area and rear porch providing access to rear garden. The ground floor WC completes this floor.
To the first floor, there are three bedrooms, two benefiting from fitted wardrobes, and generous family bathroom with separate bath and shower.

Further benefits include gas central heating and double-glazed windows.

Externally, the front of the property benefits from a walled garden with driveway providing off-street parking leading to single garage. To the rear, there is an enclosed lawned garden, with a paved patio area, storage shed and greenhouse, there is also access to the garage.

Fairfield remains an ever popular location, particularly for families, with Grangefield academy, Stockton sixth form college and Ian Ramssy Church of England Academy situated nearby. The property also offers excellent access to the A66, while a range of local shopping amenities can be found nearby.

£190,000

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PORCH

HALLWAY

LOUNGE
16'10" x 12'8" (5.13m x 3.86m)

KITCHEN
10'2" x 7'1" (3.10m x 2.16m)

DINING ROOM
11'5" x 9'8" (3.48m x 2.95m)

BREAKFAST ROOM
7'7" x 6'11" (2.31m x 2.11m)

DOWNSTAIRS WC
4'4" x 2'6" (1.32m x 0.76m)

REAR PORCH
8'2" x 4'1" (2.49m x 1.24m)

LANDING

BEDROOM ONE
14'10" x 10'3" (4.52m x 3.12m)

BEDROOM TWO
12'1" x 9'9" (3.68m x 2.97m)

BEDROOM THREE
8'8" x 7'5" (2.64m x 2.26m)

BATHROOM
8'2" x 7' (2.49m x 2.13m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

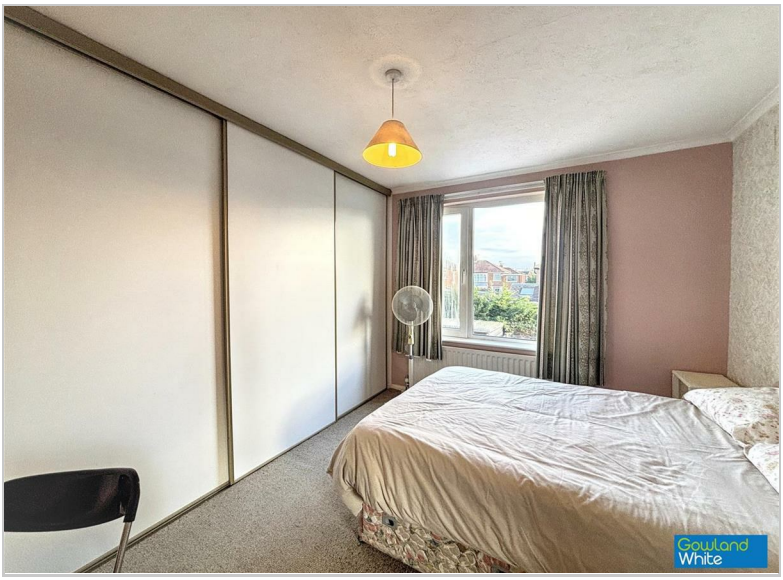


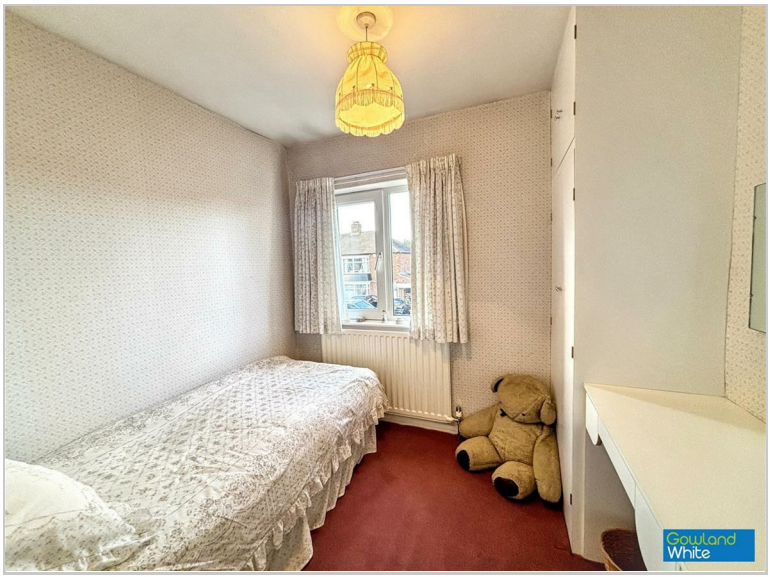


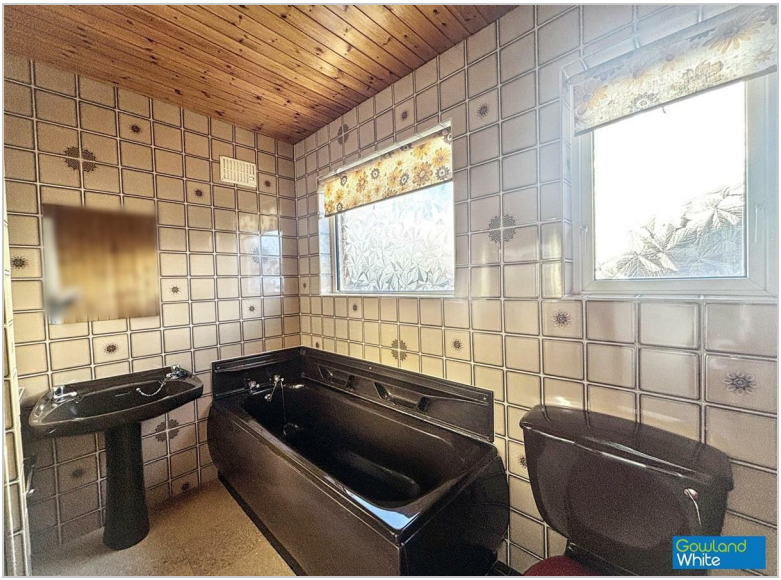








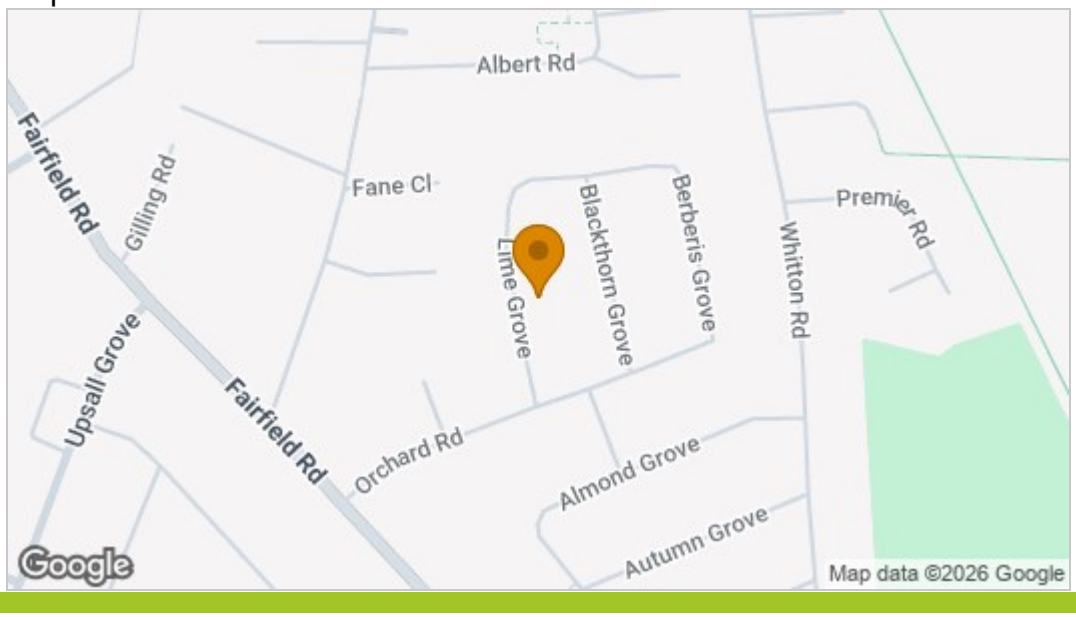




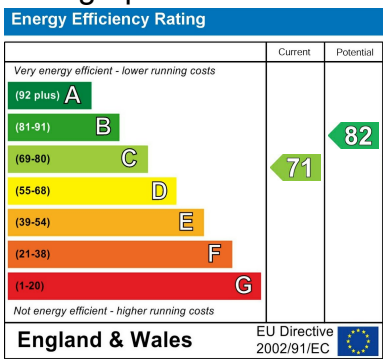




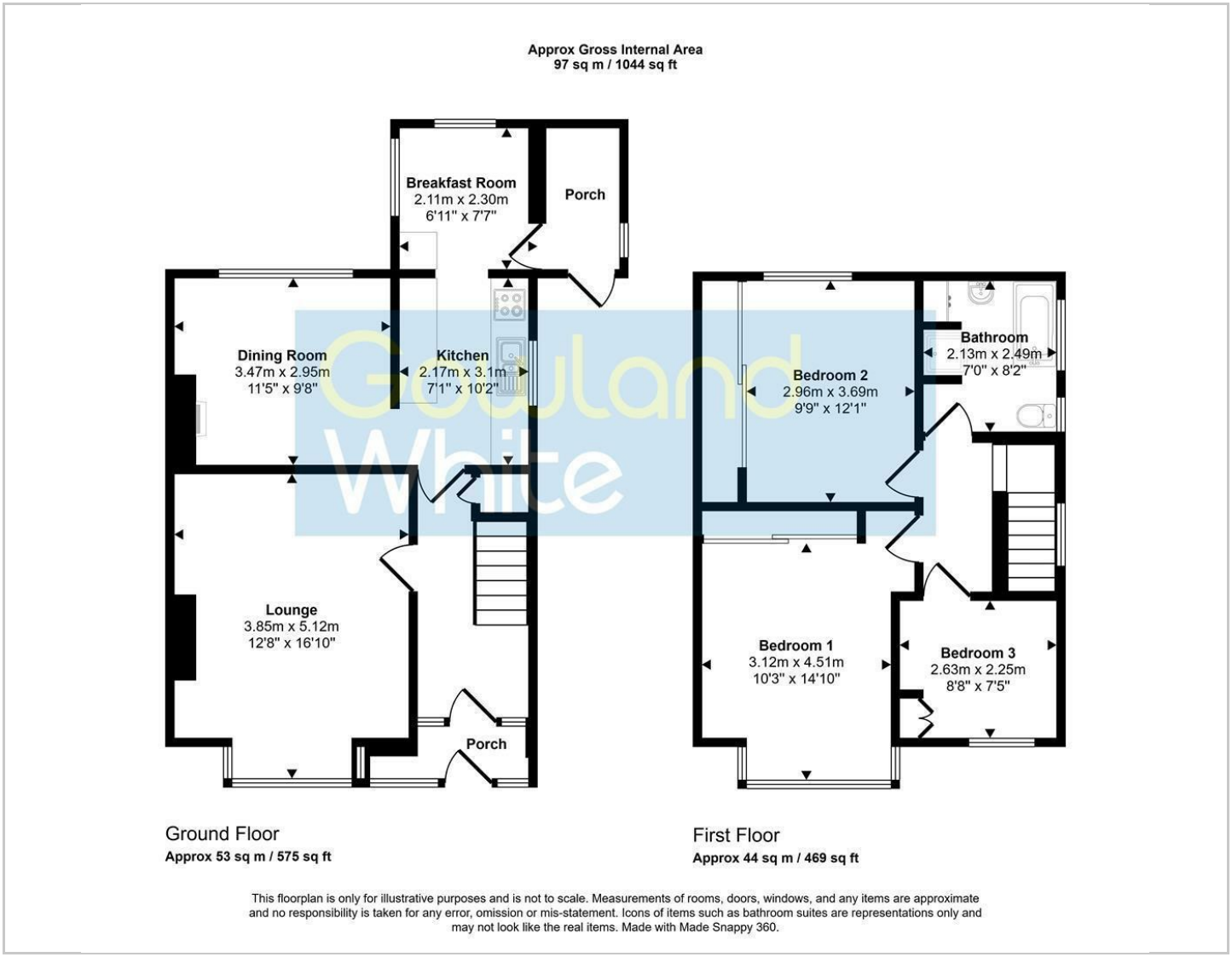
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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