



95 Fairfield Road Fairfield Stockton TS19 7BU
Offers in the Region Of £330,000

- **LARGE DETACHED VICTORIAN HOUSE**
- **MANY PERIOD FEATURES**
- **3 DOUBLE BEDROOMS**
- **2 RECEPTION ROOMS**
- **IMPRESSIVE REFITTED KITCHEN/DINER**
- **CONSERVATORY**
- **SUPERB REFITTED BATHROOM**
- **EXTENSIVE REAR GARDEN**

Thinking of selling? Ask for a FREE VALUATION today.

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ASH VILLA is a double fronted BEAUTIFUL VICTORIAN HOME built in the late 1800's and positioned on a 1/4 ACRE PLOT. The accommodation is SPACIOUS and would make a lovely family home having an ABUNDANCE of ORIGINAL CHARM & CHARACTER including architraves, deep skirtings, delft racks and high ceilings. The accommodation provides 2 RECEPTION ROOMS, GARDEN ROOM, MODERNISED KITCHEN/DINING ROOM and UTILITY. To the first floor there are 3 DOUBLE BEDROOMS and an IMPRESSIVE updated LARGE FAMILY BATHROOM with period style roll top bath. The gardens are a MUST SEE ! You will want to spend all your summer days enjoying the outdoor space on the EXTENSIVE LAWN surrounded by mature trees and colourful flowering shrubs and bushes, entertaining guests on the patio areas and picking fruit from the trees in the small orchard. The kids will love this space as much as the adults! A little quirky touch is a COURTYARD TUCKED AWAY in a corner accessed via the utility room and also giving access into the gardens. The front of the property is secluded by high privet hedging and is accessed via a gravelled driveway area providing parking for a number of vehicles in addition to a DRIVE THROUGH GARAGE taking you through to the rear garden. Homes with this level of character and outdoor space are EXTREMELY RARE in an area that is HIGHLY SOUGHT AFTER and close to reputable primary and secondary schools.



ENTRANCE VESTIBULE

Original hardwood entrance door with stained glass architrave surround. Half panelled walls with original wooden panelling. Part glazed door into:

ENTRANCE HALL

Impressive hallway having original cornicing, deep skirting boards, architraves, delft rack and original open spindle staircase. Cloaks cupboard.

CLOAKS/WC

uPVC double glazed window to the side. Having a white suite comprising wc and wash hand basin with tiled splashback.

LOUNGE 18' 5" x 14' 0" (5.61m x 4.26m)

Bay window to the front with original coloured leaded glass display windows. Brick Inglenook fireplace housing a multi fuel traditional stove and set into an original hardwood fire surround. Original cornicing, deep skirtings and delft rack. Shelving to alcoves. Glazed door into:

SITTING ROOM 16' 0" x 14' 2" (4.87m x 4.31m)

Bay window to the front having original leaded glass glazing, deep skirtings, cornicing and delft rack. Limestone fireplace with inset Living Flame gas fire. Radiator.

SUN ROOM 17' 5" x 9' 4" (5.30m x 2.84m)

Overlooking the front of the property and having uPVC double glazed windows built over low level brickwork. Tiled flooring. uPVC double glazed door leading into:

KITCHEN/DINER 15' 1" x 14' 1" plus 12' 1" x 2' (4.59m x 4.29m)

Impressively refitted with an extensive range of cream Shaker style base units. Wood block work surfaces incorporating Belfast sink. Integrated dishwasher. Space for large fridge/freezer. Spotlights to the ceiling. Velux sky light window. Free standing double gas oven and hob set against a feature brick wall with shelving to the alcoves. Laminate flooring. Large space for dining table and chairs. Radiator. uPVC double glazed French doors leading to the rear garden. Opens into the dining area





UTILITY ROOM/LAUNDRY ROOM 15' 7" (max) x 7' 0" (max) (4.75m x 2.13m)

Fitted with a range of base units having a worksurface incorporating inset stainless steel sink unit. Space for washer with plumbing. Additional space for a number of other appliances. Tiled flooring. Window to the rear. Door leading externally to a secure rear courtyard.

SPLIT LEVEL LANDING

Original wooden spindle balustrade, large shelved storage cupboard, radiator, uPVC double glazed windows to the rear.

MASTER BEDROOM 14' 0" x 13' 10" (4.26m x 4.21m)

uPVC double glazed window to the side x 2, extensive fitted wardrobes with over-bed storage, pedestal wash hand basin, feature chimney breast, radiator, coving, access to the loft.

BEDROOM 2 14' 1" x 12' 6" (4.29m x 3.81m)

uPVC double glazed window to the front x 2, original built in shelving to the alcove, feature chimney breast, radiator, coving.



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BEDROOM 3 13' 11" x 9' 9" (4.24m x 2.97m)

uPVC double glazed window x 2, built in wardrobes to both alcoves, feature chimney breast, radiator, coving.

BATHROOM

Superbly refitted with a white suite comprising of free standing roll top bath, pedestal wash hand basin, and low level WC. Separate walk in shower cubicle. Feature radiator. uPVC double glazed window to the front.

EXTERNALLY

Extensive driveway to the front providing parking for several cars along with an attached garage. Beautifully presented mature rear garden providing lawn, borders, established trees and shrubs and a paved patio area.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC rating for this property is E. A full version of the EPC is available upon request.

AGENT'S NOTES: 1. Photographs may contain items not included in sale. 2. All measurements are approximate. 3. Gowland White have not tested any services or equipment in this property. 4. The accuracy of these particulars, whilst believed to be correct, is not guaranteed. They do not form a contract or any part of a contract and should not be relied on as a statement of fact.



