



**Surbiton Road, Fairfield, TS19 7SA**  
**3 Bed - House - Semi-Detached**  
**£105,000**

A three bedroom semi detached house which is situated in a popular location of Fairfield. This property which requires some updating throughout briefly comprises of entrance porch, lounge, kitchen/dining area, lading, three bedrooms and bathroom/WC. Externally the property has gardens to the front and rear, in addition to a driveway and single garage.



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Surbiton Road, Fairfield, TS19 7SA

## ENTRANCE PORCH

Via uPVC double glazed french doors with glazed door leading into lounge.

## LOUNGE

15'10 x 14'6 (4.83m x 4.42m)

uPVC double glazed window to the front elevation, single radiator, stairs leading to landing, door leading into kitchen/dining area.

## KITCHEN/DINING AREA

14'6 x 8'3 (4.42m x 2.51m)

A fitted kitchen with a range of wall floor and drawer units incorporating a sink unit with mixer tap and single drainer, electric cooker point, plumbing for washing machine, space for fridge or freezer, tile floor, uPVC double glazed window to the rear elevation, uPVC double glazed door leading to rear garden, space for dining table, double radiator, uPVC double glazed window to the rear elevation, under stairs storage cupboard.

## LANDING

Which is approached via stairs from entrance hallway with uPVC double glazed window to the side elevation, doors leading to bedrooms 1,2,3 and shower room/WC.

## BEDROOM ONE

14'2 x 8'4 (4.32m x 2.54m)

uPVC double glazed window to the front elevation, single radiator, fitted wardrobes.

## BEDROOM TWO

10'0 x 8'3 (3.05m x 2.51m)

uPVC double glazed window to the rear elevation, single radiator.

## BEDROOM THREE

7'0 x 5'11 (2.13m x 1.80m)

uPVC double glazed window to the front elevation, single radiator.

## SHOWER ROOM/WC.

With shower suite comprising of walk in shower area with splash screen, pedestal wash hand basin, low level WC, uPVC double glazed window to the rear elevation.

## OUTSIDE

To the front there is a front garden area which has a driveway leading the full length of the property in turn to a single garage. The rear garden has a paved patio area and is enclosed by timber fencing with various shrubs and plants.

## SINGLE GARAGE

Has manual up and over door, door leading to side access.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating Legend			
Environmental Impact (CO <sub>2</sub> ) Rating Legend			

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

