



We advise that an offer has been made for the above property in the sum of £120,000. Any persons wishing to increase on this offer should notify Robinsons Estate Agents, Stockton-On-Tees, TS18 1SY on 01642 607555 of their best offer prior to exchange of contracts.

A three bedroom semi detached house which briefly comprises of entrance hallway, lounge, dining room, kitchen, landing, three bedrooms and bathroom/WC. Externally the property has gardens to front and rear in addition to a driveway and single garage and benefits from gas central heating via a combination boiler and double glazing.

Energy Rating: D57

Fairville Road, Fairfield, TS19 7NA

3 Bed - House

£120,000

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ENTRANCE

Via front entrance door into hallway with stairs leading to landing, double radiator and doors leading to lounge, dining room and kitchen.

LOUNGE

21'6 x 10'11 (6.55m x 3.33m)

uPVC double glazed window to front elevation, uPVC double glazed window to rear elevation, double glazed sliding patio door to rear garden and two single radiators.

DINING ROOM

15'11 x 8'1 (4.85m x 2.46m)

uPVC double glazed windows to front and side elevations with single radiator.

KITCHEN

10'6 x 9'10 (3.20m x 3.00m)

A fitted kitchen with a range of wall, floor and drawer units incorporating an electric hob with built-in electric oven, worktop with inset one and a half bowl stainless steel sink unit, mixer tap and single drainer, plumbing for washing machine, space for under counter fridge or freezer, uPVC double glazed window to side elevation, uPVC double glazed door leading to rear garden.

LANDING

Which is approached via stairs from entrance hallway with built-in shelved storage cupboard, built-in eves access and doors leading to three bedrooms and bathroom/WC.

BEDROOM 1

11'3 x 11' (3.43m x 3.35m)

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

BEDROOM 2

11'6 x 10'10 (3.51m x 3.30m)

uPVC double glazed window to front elevation, single radiator and built-in storage cupboard.

BEDROOM 3

10'10 x 7'6 (3.30m x 2.29m)

uPVC double glazed window to rear elevation and single radiator.

BATHROOM/WC

Suite comprising of bath with over bath shower, pedestal wash hand basin, low level WC, single radiator, uPVC double glazed window to side elevation and built-in storage cupboard housing a wall mounted boiler which provides heating and hot water to the property.



OUTSIDE

To the front there is a garden which is easily maintained and enclosed by a brick-built wall in addition to being fenced to the side. There is also a driveway which in turn via footpath leads to single garage. To the rear there is an enclosed garden which is laid to lawn and enclosed by timber fencing.

SINGLE GARAGE

Manual up and over door.

EPC Rating

D57



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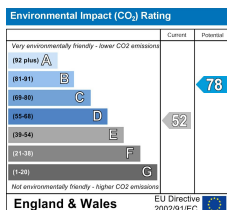
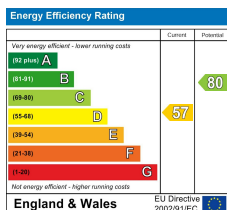
Dedicated Property Manager

14 Fairville View, Stockton On Tees



Total Area: 111.6 m² ... 1202 ft²

All measurements are approximate and for display purposes only



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