



## Whitton Road, Fairfield, Stockton-On-Tees, TS19 7DY

Offered for sale with the benefit of no chain and situated on a generous corner plot in the ever popular Fairfield area, this extended three bedroom semi-detached home offers an excellent opportunity for buyers looking to modernise and create a property tailored to their own tastes. Offered for sale with the advantage of no onward chain, the property provides spacious accommodation and fantastic potential for further development, subject to the necessary consents.

The accommodation is gas centrally heated and briefly comprises an entrance hallway leading to a lounge and separate dining room, creating flexible living and entertaining space. The kitchen is complemented by a breakfast room, while a rear porch and convenient ground floor WC add practicality to everyday living. To the first floor are three bedrooms and a bathroom.

The rear garden is west facing, enjoying plenty of afternoon and evening sunshine. Due to being on a corner plot, the garden is larger than average and presents possibilities for further extension. An attached garage and driveway to the front provide useful off-road parking.

Ideally located within walking distance of Ian Ramsey Secondary School and close to several well regarded primary schools, as well as local amenities and transport links, this property is perfectly placed for families and buyers seeking a convenient yet established neighbourhood.

£168,000



HALL

LOUNGE

14'5" x 11'6" (4.39m x 3.51m)

DINING ROOM

21'9" x 11'6" (6.63m x 3.51m)

KITCHEN

11'10" x 7'10" (3.61m x 2.39m)

BREAKFAST ROOM

8' x 6'4" (2.44m x 1.93m)

REAR PORCH

DOWNSTAIRS WC

2'7" x 2'3" (0.79m x 0.69m)

LANDING

BEDROOM ONE

9'6" x 11'3" (2.90m x 3.43m)

BEDROOM TWO

9'10" x 12'3" (3.00m x 3.73m)

BEDROOM THREE

7'9" x 7'3" (2.36m x 2.21m)

W/C

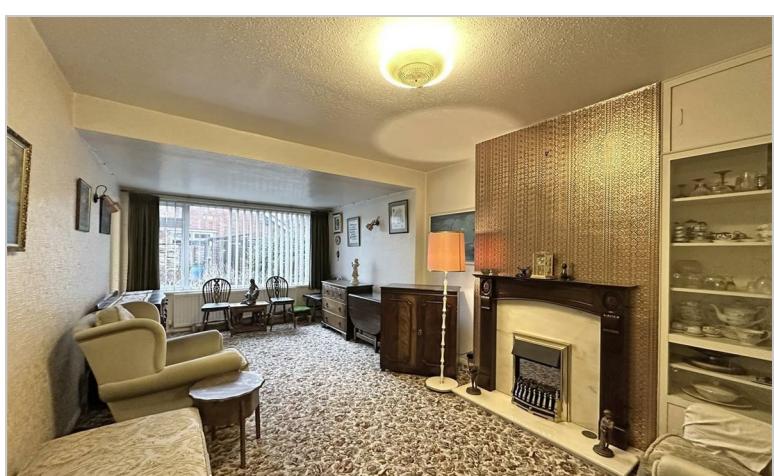
4'10" x 2'10" (1.47m x 0.86m)

BATHROOM

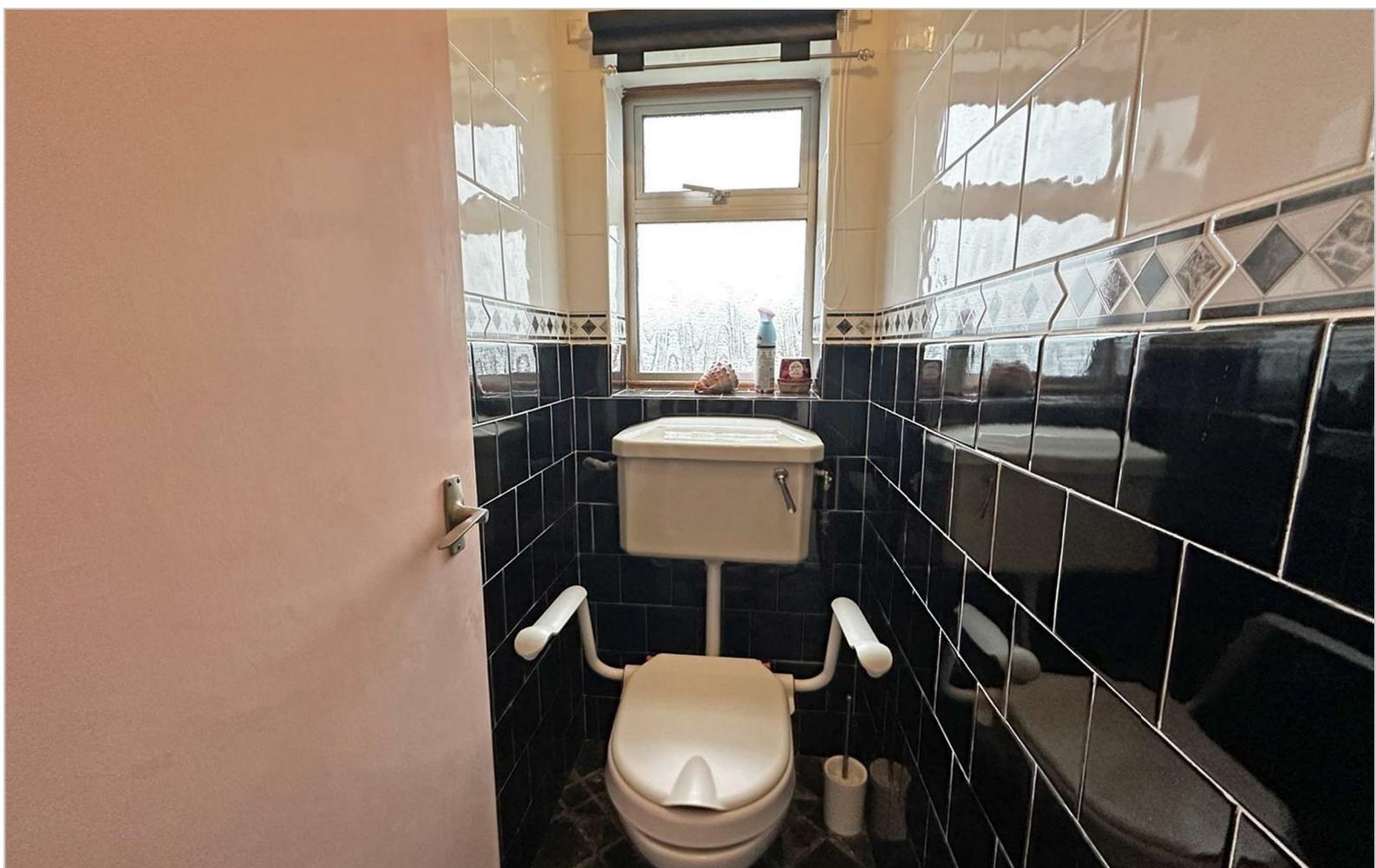
7'11" x 4'11" (2.41m x 1.50m)

AML PROCEDURE

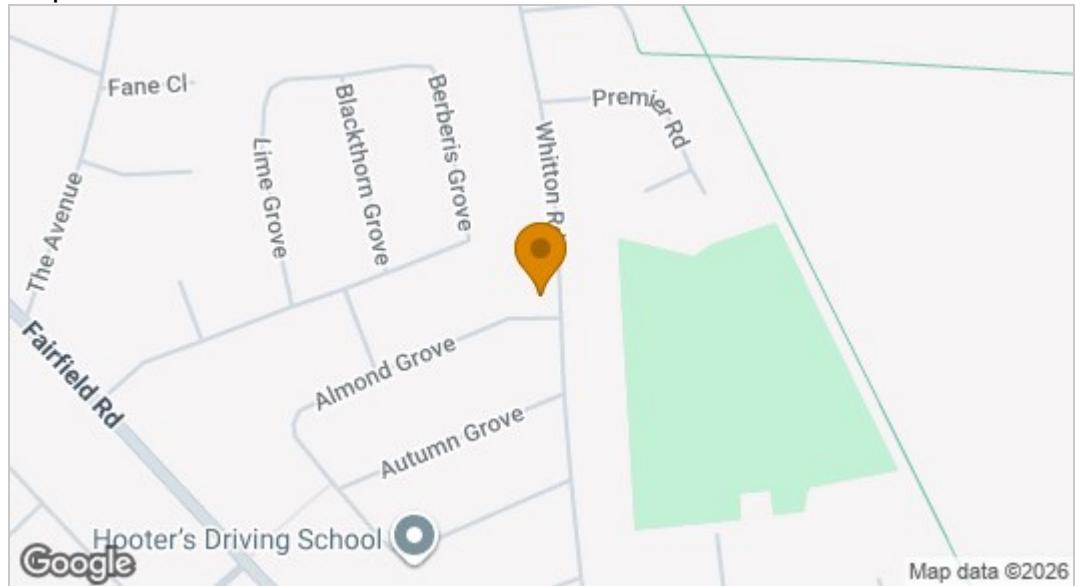
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each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







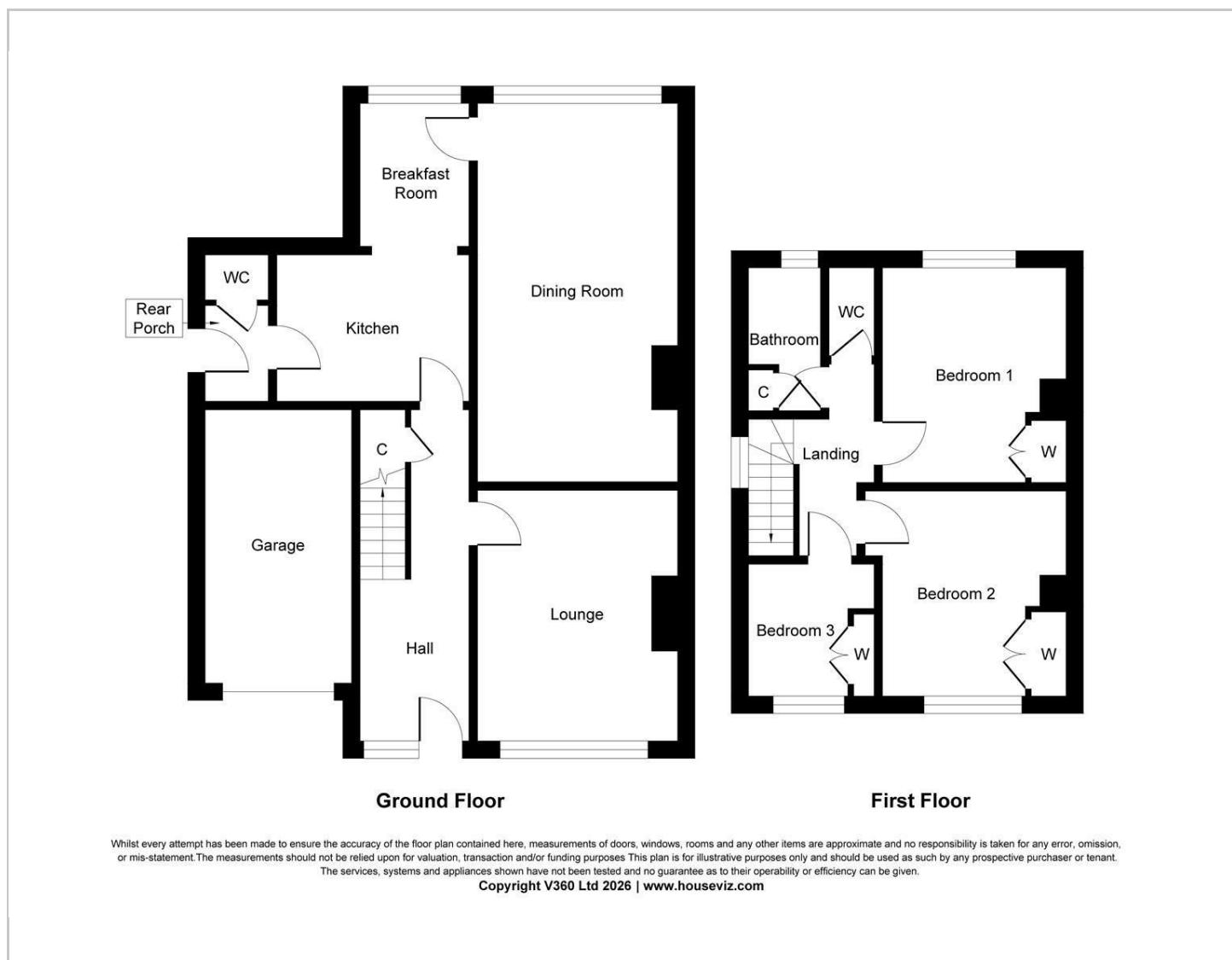
## Map



## EPC graph

| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 62      | 72        |
| EU Directive 2002/91/EC                     |   |         |           |

## Floor Plan



## VIEWING

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

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