



## Kirkwall Close, Fairfield, Stockton-On-Tees, TS19 7SE

SPACIOUS semi detached house situated in a popular Fairfield residential area on a corner position benefiting from gardens to the front, side and rear, along with ample parking on the block paved driveway.

The property is well presented throughout and has been extended to provide versatile living to the ground floor which comprises entrance hall, lounge with sound proofing, media wall and feature contemporary fire, and kitchen fitted with a good range of units incorporating built in oven, gas hob, integrated dishwasher and washing machine. A second reception room offers flexibility and is currently used as a family room and dining area with double doors leading out to the rear garden.

The first floor landing provides access to a family bathroom with white suite and three bedrooms with built in wardrobes. Bedroom three is currently utilised as a dressing room to the master bedroom. The loft space is fully boarded to provide extra storage space.

Externally is a lawned garden to the front and side. The enclosed rear garden is designed for low maintenance with newly laid timber decked patio, paved areas, garden pergola, and a timber garden shed with power. Parking is available on the block paved driveway to the side which can also accommodate a caravan or motorhome, and there is gated access to a single garage with power.

Kirkwall Close is conveniently positioned having easy access to a range of shopping facilities, reputable local schooling and access to the A66 and good transport links for commuting.

£180,000



ENTRANCE HALL

LOUNGE

15'10" x 10'3" (4.83 x 3.12)

KITCHEN

14'6" x 8'1" (4.42 x 2.46)

SECOND RECEPTION ROOM

17'2" x 8'11" (5.23 x 2.72)

FIRST FLOOR LANDING

FAMILY BATHROOM

6'0" x 5'10" (1.83 x 1.78)

BEDROOM ONE

14'2" x 8'3" (4.32 x 2.51)

With built in wardrobes.

BEDROOM TWO

9'10" x 8'3" (3.00 x 2.51)

With built in wardrobes.

BEDROOM THREE

7'1" x 5'10" (2.16 x 1.78)



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Tel: 01642 615657

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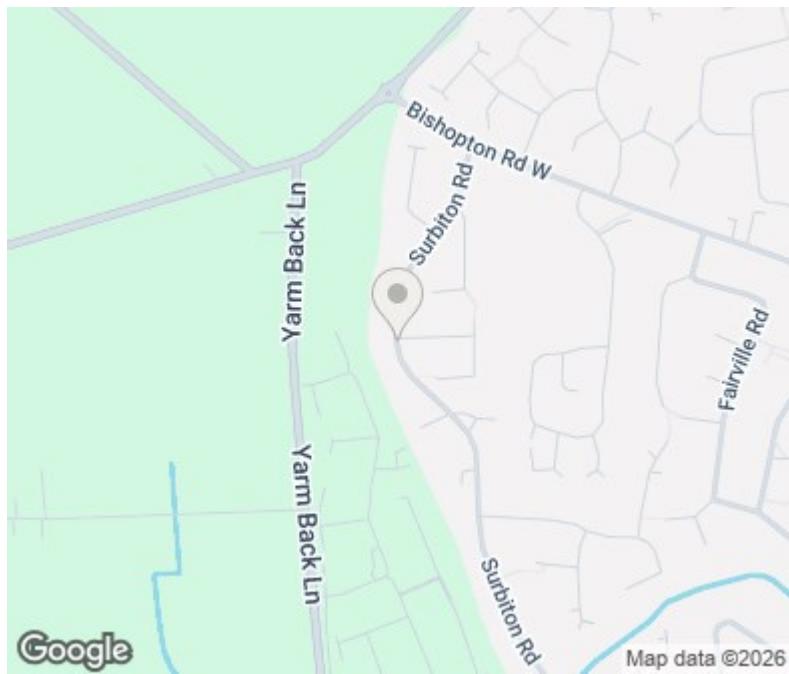
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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		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		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### VIEWING

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

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17 Bishop Street, Stockton on Tees, TS18 1SY  
[stockton@gowlandwhite.co.uk](mailto:stockton@gowlandwhite.co.uk)

Tel: 01642 615657