



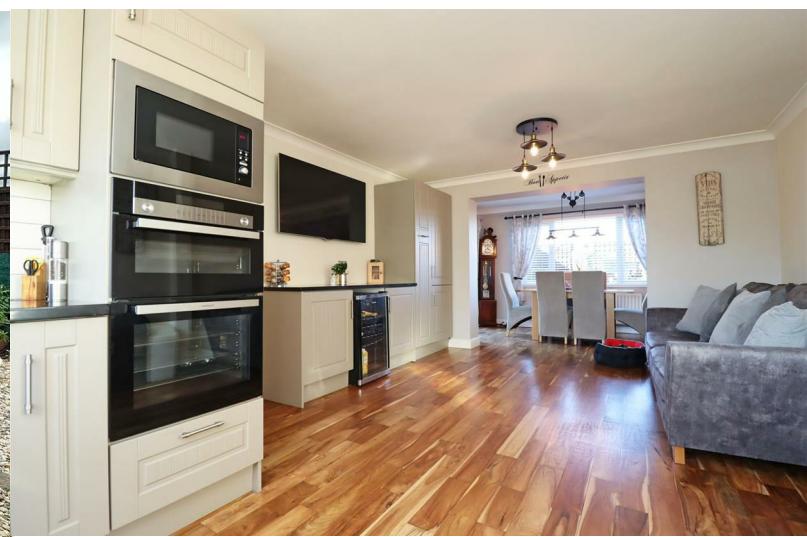
## Cardinal Grove, Fairfield, Stockton-On-Tees, TS19 7ST

This EXTENDED DETACHED HOUSE is located at the head of a cul de sac on a modern development favoured by the family buyer due to the close proximity of reputable schools to include St Patrick's Primary School, St Bedes Secondary School and Stockton Sixth Form College.

Accommodation is GAS CENTRALLY HEATED, DOUBLE GLAZED and in brief comprises to the ground floor a hallway, lounge, modern kitchen flowing into a dining area and fitted with integrated dishwasher, microwave, double oven, washing machine, fridge freezer and a freestanding wine cooler ins included, ground floor wc. To the first floor are 4 bedrooms (3 with fitted robes), the master bedroom benefits an ensuite shower room and the family bathroom provides a shower cubicle in addition to a bath.

Externally there is a gravelled low maintenance garden to the front and long block paved driveway continuing through double gates providing parking for up to 6 cars and leading to the double garage. To the rear is a good size garden with lawned area, water features and 2 patio areas.

Asking Price £289,999



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HALL

KITCHEN

13" x 19'4" (3.96m x 5.89m)

payable before we can progress an agreed sale.

DINING ROOM

13'3" x 7'9" (4.04m x 2.36m)

GROUND FLOOR

WC

6'4" x 3'3" (1.93m x 0.99m)

LOUNGE

11'11" x 19'3" (3.63m x 5.87m)

LANDING

BEDROOM ONE

10'3" x 12'2" (3.12m x 3.71m)

BEDROOM TWO

8'11" x 12'3" (2.72m x 3.73m )

BATHROOM

8'11" x 6'4" (2.72m x 1.93m)

BEDROOM THREE

6'11" x 11'3" (2.11m x 3.43m )

BEDROOM FOUR

10'3" x 6'11" (3.12m x 2.11m)

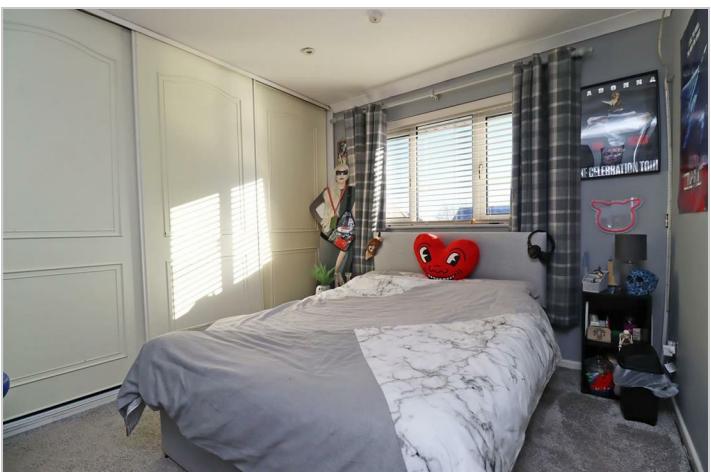
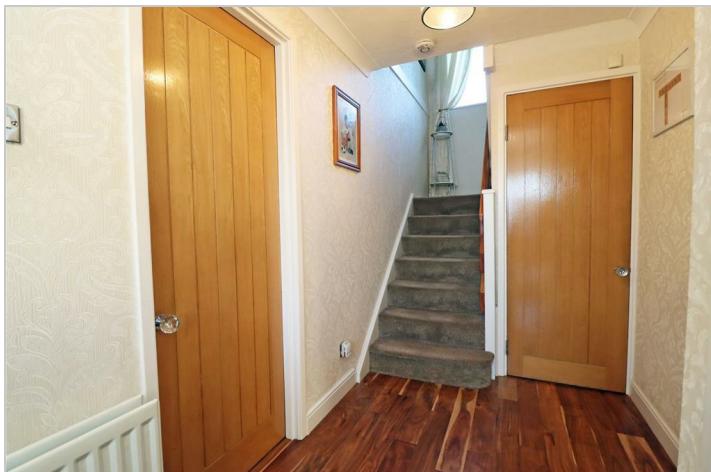
ENSUITE

8'11" x 3'1" (2.72m x 0.94m)

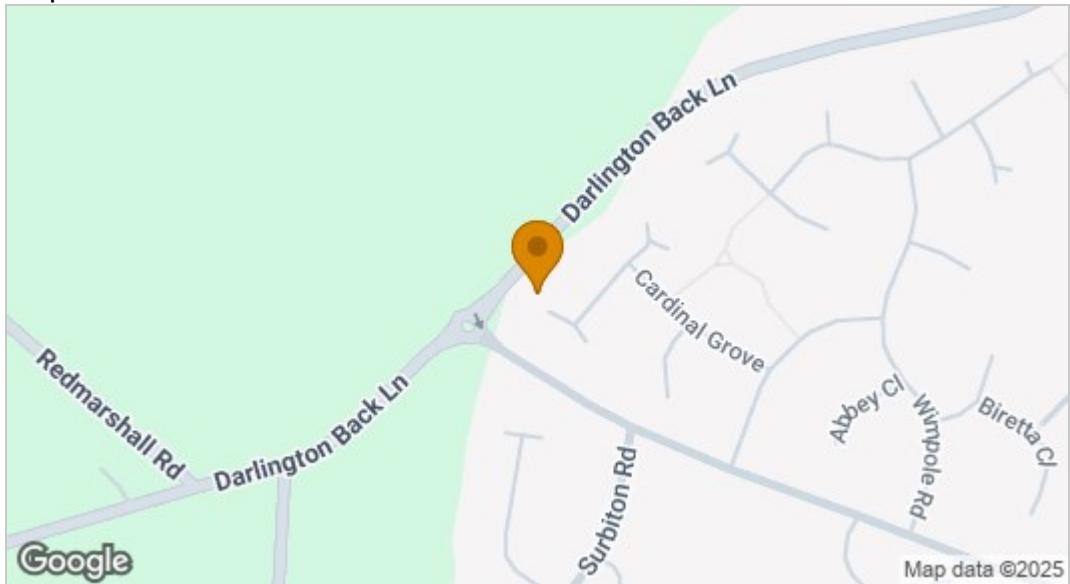
AML PROCEDURE

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





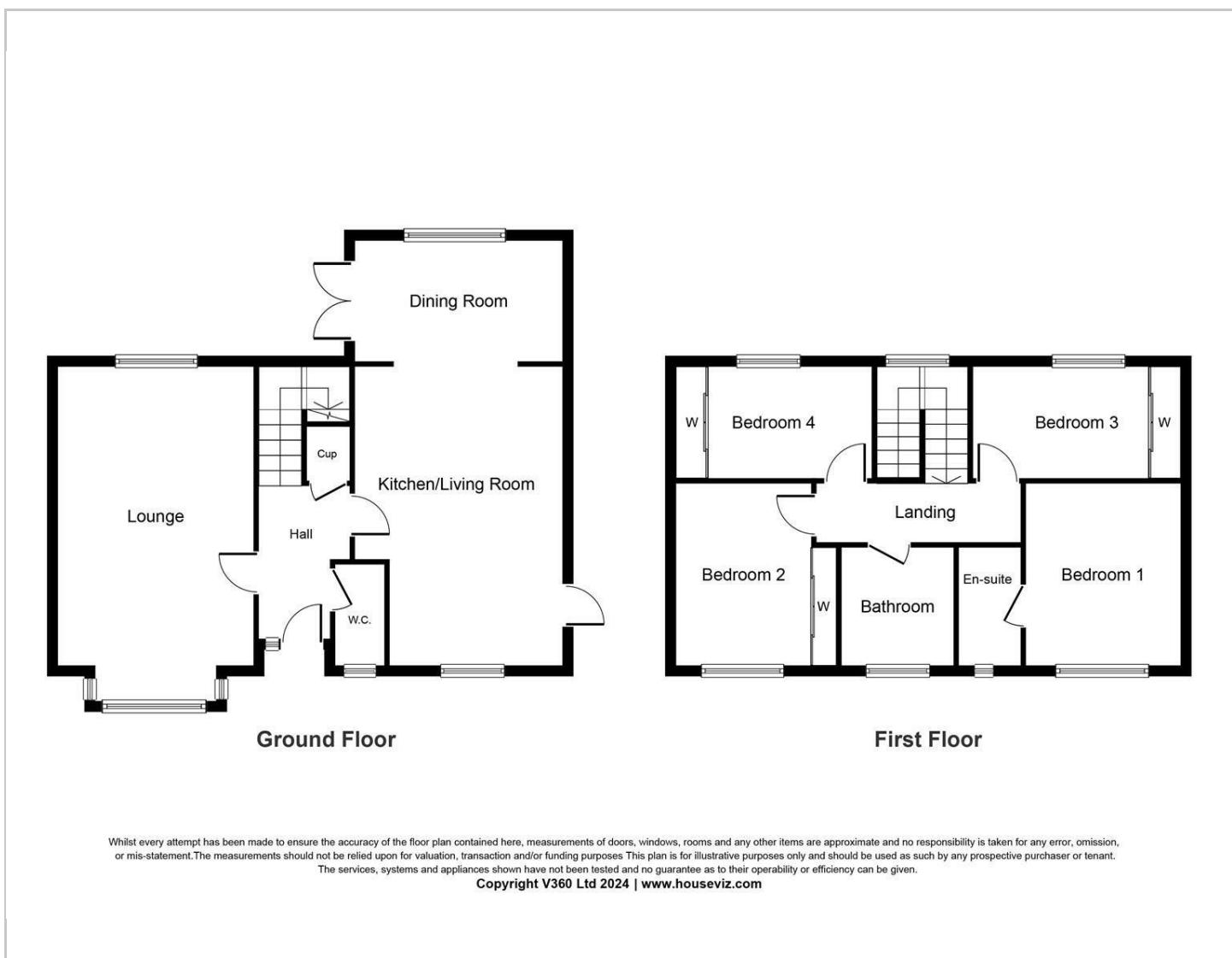
## Map



## EPC graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		70	
(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

## Floor Plan



## VIEWING

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.