



Denshaw Close, Fairfield, Stockton-On-Tees, TS19 7SJ

This well presented three bedroom semi-detached home, offered with no onward chain, is situated in a cul-de-sac. position is sought-after area of Fairfield. With a detached garage and a south-facing garden, it provides a comfortable and practical living space in a prime location.

Inside, the hallway leads to a lounge with an electric fireplace, flowing into the dining room, which opens through French doors into a rear conservatory. The modern kitchen is fitted with a range of units and an integrated oven and hob, while a convenient downstairs toilet completes the ground floor. Upstairs, three well proportioned bedrooms include one with a generous storage cupboard which can be used as a walk in wardrobe. The contemporary bathroom features both a separate bath and shower.

Externally, the front garden is laid to lawn, and a long driveway provides ample off-road parking, leading to the detached garage with an electric power supply. The low-maintenance L-shaped rear garden features an archway leading to a private space, perfect for enjoying its sunny aspect. A greenbelt behind the property enhances the sense of privacy.

With gas central heating and double glazing throughout, this family home is ideally located close to well regarded primary and secondary schools. It also offers easy access to shops, amenities, and the A66, ensuring excellent transport links for commuting.

Asking Price £185,500



HALL

LOUNGE

13'10" x 10'4" (4.22m x 3.15m)

DINING ROOM

13'6" x 9'1" (4.11m x 2.77m)

KITCHEN

10'11" x 7'6" (3.33m x 2.29m)

CONSERVATORY

12'4" x 8'1" (3.76m x 2.46m)

WC

6' x 2'8" (1.83m x 0.81m)

LANDING

BEDROOM ONE

14'4" x 9'7" (4.37m x 2.92m)

BEDROOM TWO

11' x 10'4" (3.35m x 3.15m)

BEDROOM THREE

9'4" x 6'10" (2.84m x 2.08m)

BATHROOM

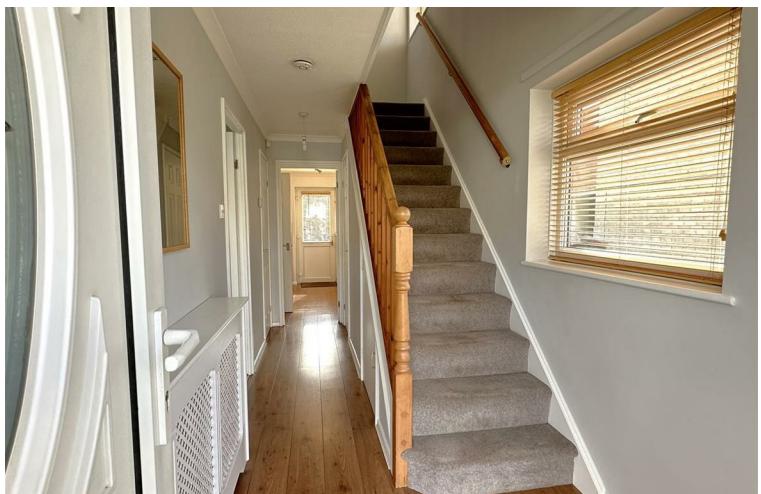
7'5" x 6'3" (2.26m x 1.91m)

AML PROCEDURE

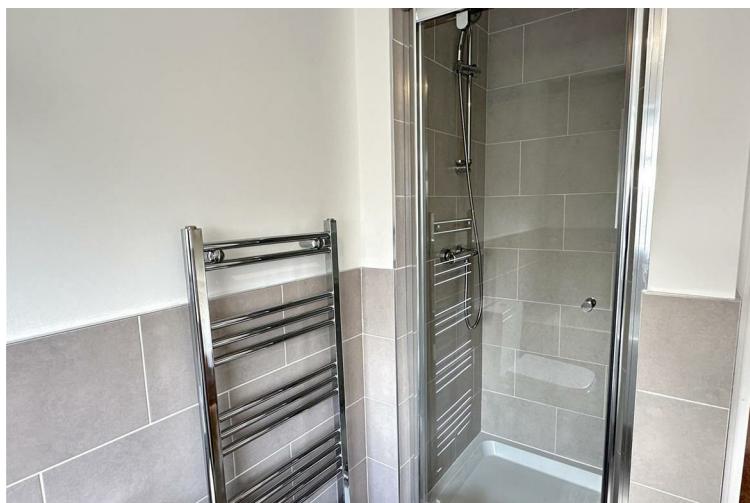
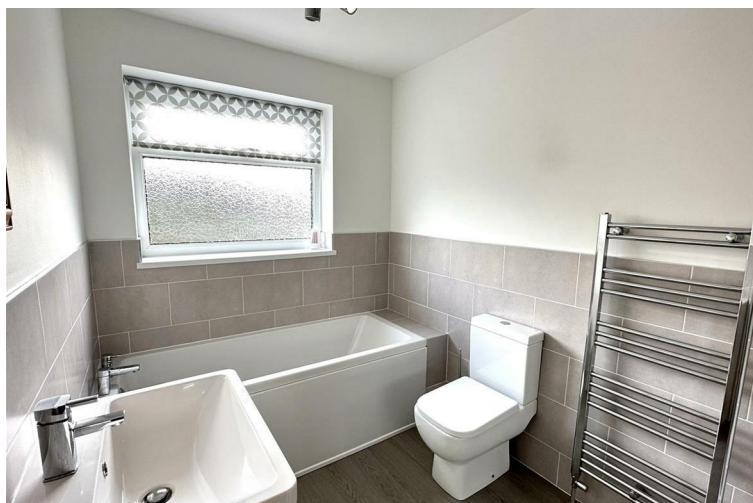
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each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



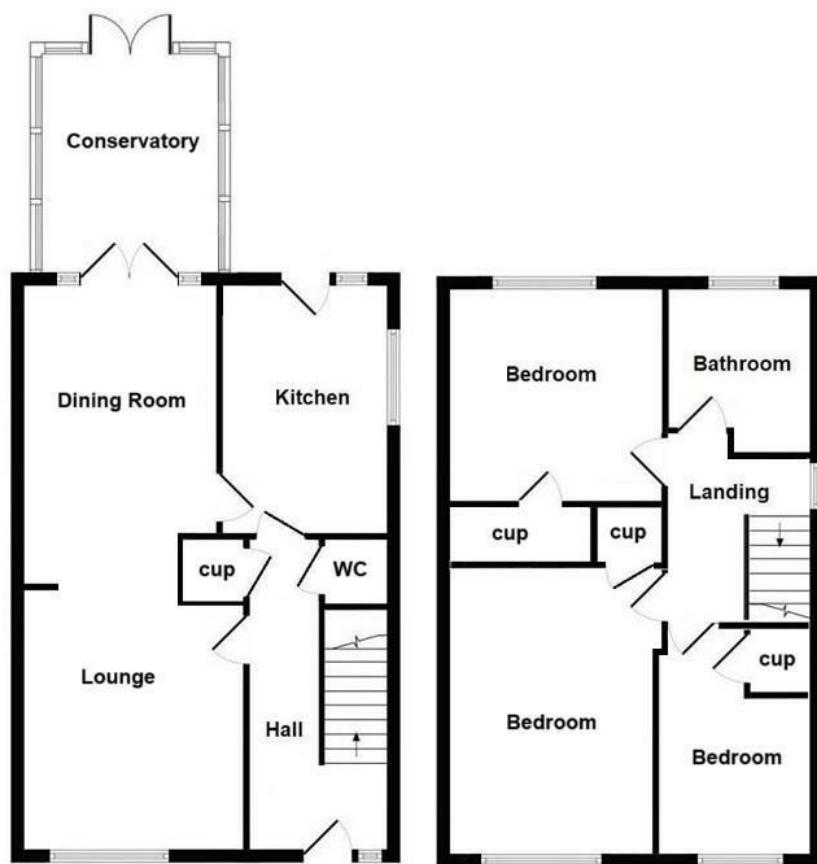
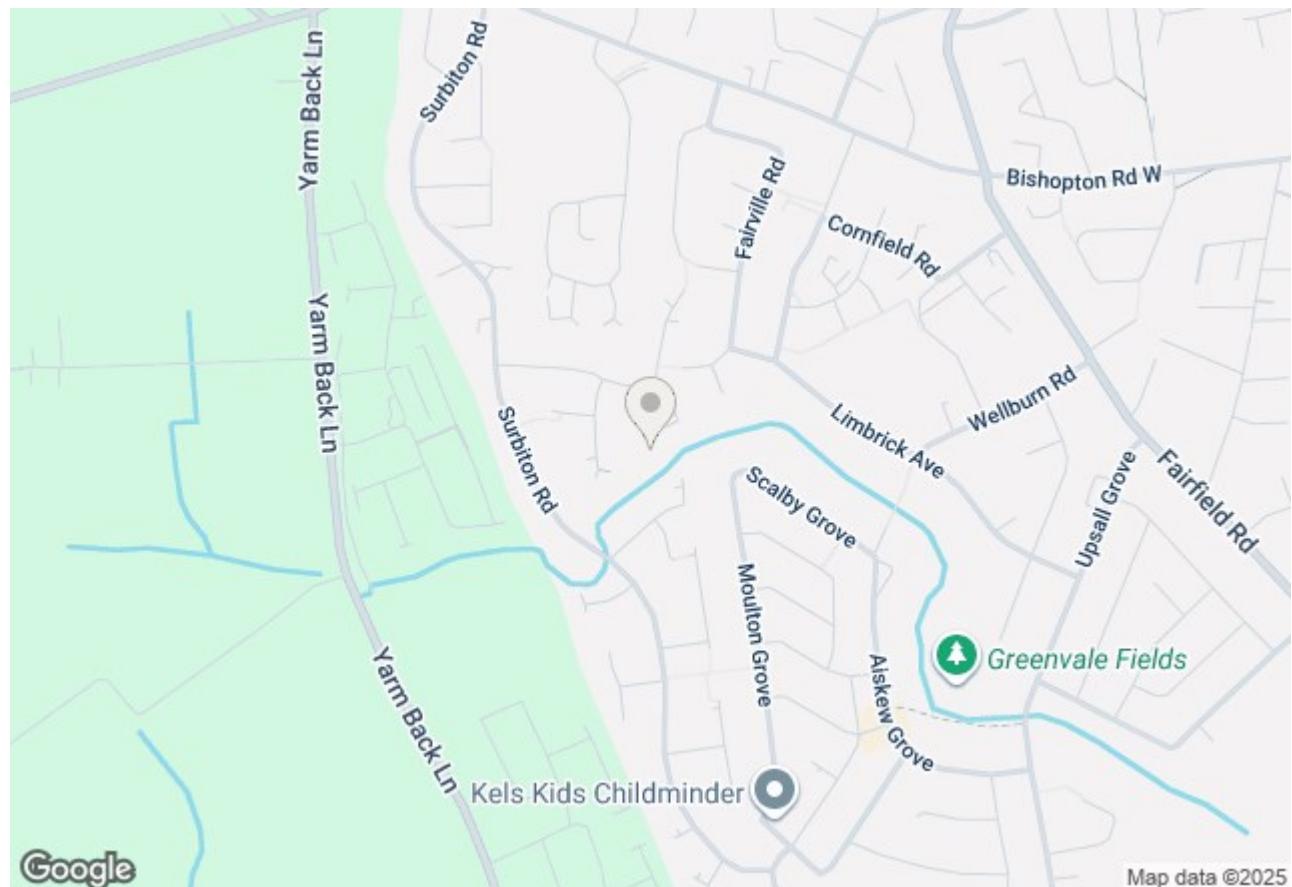
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Tel: 01642 615657

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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