



## Hillcrest Avenue, Fairfield, Stockton-On-Tees, TS18 5AF

We are delighted to offer for sale this mature three bedroom semi-detached property, set on a corner site within a popular Fairfield location, within walking distance of reputable schooling. There is easy access to local shops and amenities along with Ropner Park with a cafe, duck pond and play area. For those who need to commute the A66 with access to good road and transport links is also close by.

The bay windowed accommodation is ready for updating and now offers an excellent opportunity to create your perfect home. At ground level there is an entrance hallway, a WC extension, two reception rooms and the kitchen. The side door leads to a sun room lean-to which will need upgrading to modern standards.

Upstairs, there are three bedrooms, two with built-in wardrobes, along with a family bathroom.

Outside, the corner plot provides a generous garden, with the rear mainly laid to lawn. To the side, you'll find a detached garage and ample off street parking, making this an ideal choice for families or anyone needing additional space.

£199,950



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## HALLWAY

## LOUNGE

12'7" x 12'1" (3.84m x 3.68m)

## KITCHEN

13'1" x 7'8" (3.99m x 2.34m)

## DINING ROOM

16'9" x 11'10" (5.11m x 3.61m)

## DOWNSTAIRS WC

5'4" x 3'6" (1.63m x 1.07m)

## SUN ROOM

17'1" x 6'2" (5.21m x 1.88m)

## LANDING

## BEDROOM ONE

13'1" x 10'1" (3.99m x 3.07m)

## BEDROOM TWO

11'3" x 11'2" (3.43m x 3.40m)

## BEDROOM THREE

7'1" x 6'8" (2.16m x 2.03m)

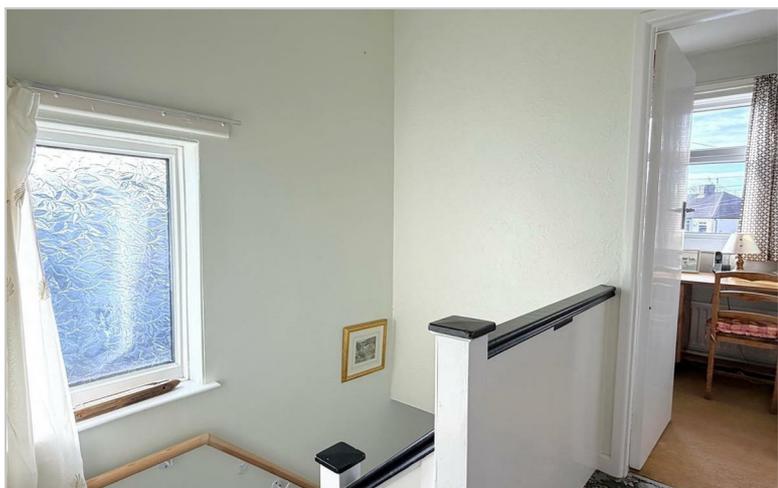
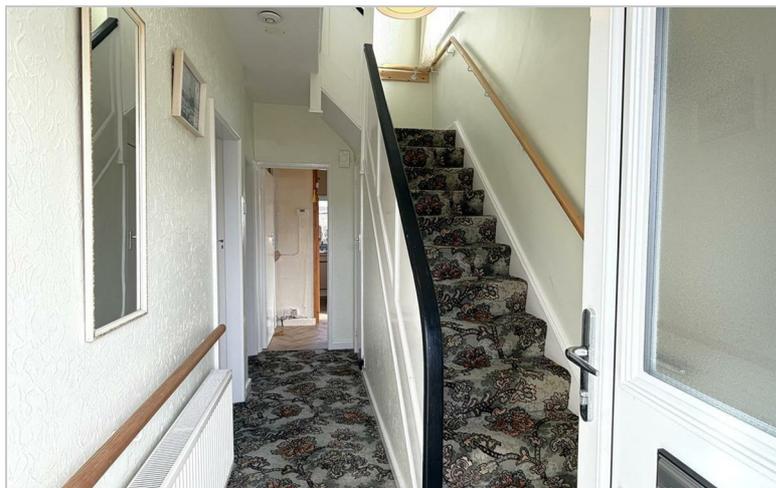
## BATHROOM

8'5" x 7'9" (2.57m x 2.36m)

## AML PROCEDURE

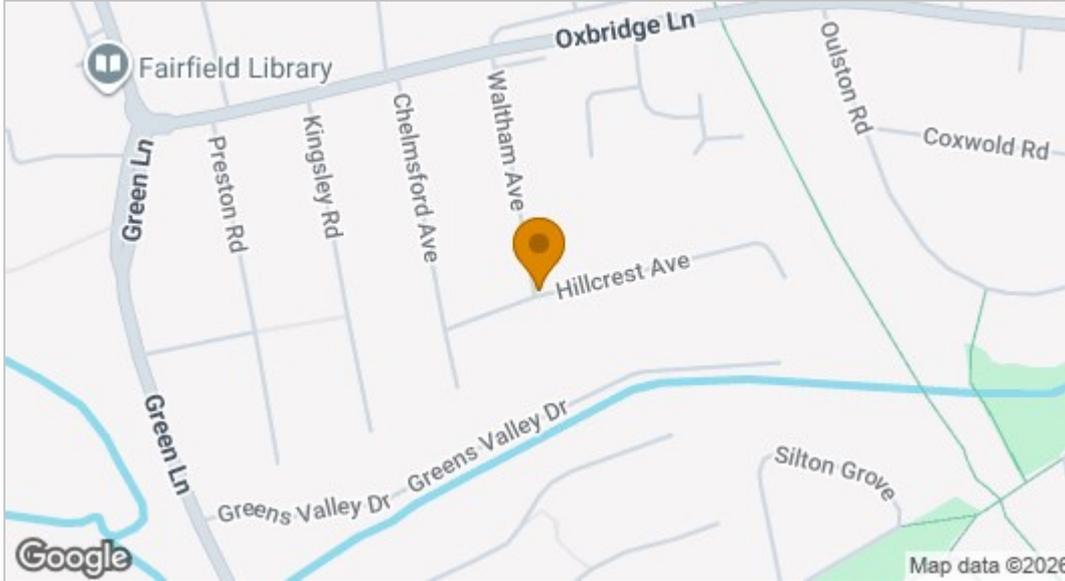
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each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



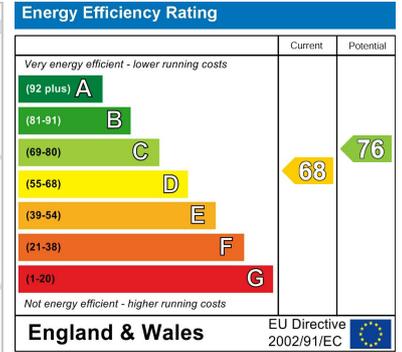




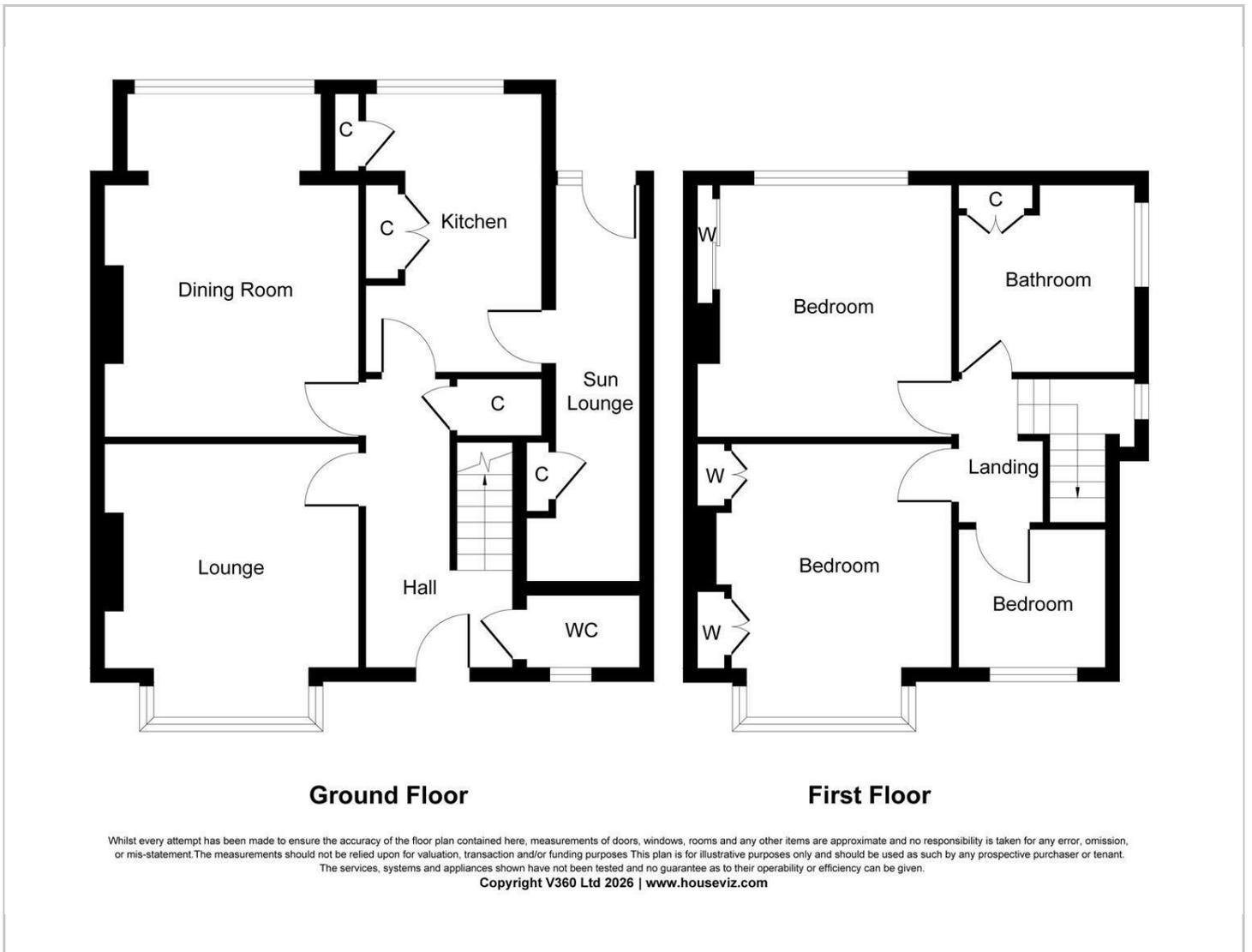
## Map



## EPC graph



## 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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