



## Malcolm Drive, Fairfield, Stockton-On-Tees, TS19 8TH

A substantially extended and immaculately presented, four bedroom semi-detached home offering wonderful family sized accommodation with many upgrades in recent years.

Inside, a welcoming hallway leads to the large lounge with feature electric log "burner", a modern kitchen/dining room with shaker-style units features a breakfast bar, double oven, gas hob with hood, dishwasher plus space for an American-style fridge freezer. A bright conservatory, with excellent levels of privacy, is understood to have been new in 2025 and provides further dining and family space. There is also a ground-floor WC.

Upstairs, the home offers four well-proportioned bedrooms, two with fitted wardrobes. The impressive main bedroom has an large en-suite shower room featuring twin wash basins and a great sized walk in shower. There is underfloor heating to the en-suite. The family bathroom includes a shower with screen over the bath.

Our client advises that the heating system has a Worcester combi boiler which was replaced in 2019 and has been recently serviced.

Outside, the front is enclosed by brick walling and ornamental railings, with a concrete print driveway providing parking for several vehicles. A carport, with electric car charging point, leads to the good sized single garage. The generous south-facing rear garden enjoys excellent privacy, with lawn, borders, and patio areas.

This is a stylish property that will undoubtedly impress viewers. It is in a popular area with an excellent range of schools and amenities.

**£240,000**

4   2   2   E

HALL

LOUNGE

18'4" x 14'5" (5.59m x 4.39m)

KITCHEN/BREAKFAST ROOM

17'11" x 10'7" (5.46m x 3.23m)

DOWNSTAIRS WC

5'3" x 2'8" (1.60m x 0.81m)

CONSERVATORY

13'2" x 9'6" (4.01m x 2.90m)

LANDING

BEDROOM ONE

15'10 x 10'5" (4.83m x 3.18m)

EN SUITE

9'9" x 7'6" (2.97m x 2.29m)

BEDROOM TWO

13'2" x 10' (4.01m x 3.05m)

BEDROOM THREE

14'1" x 8'7" (4.29m x 2.62m)

BEDROOM FOUR

8'7" x 7'11" (2.62m x 2.41m)

BATHROOM

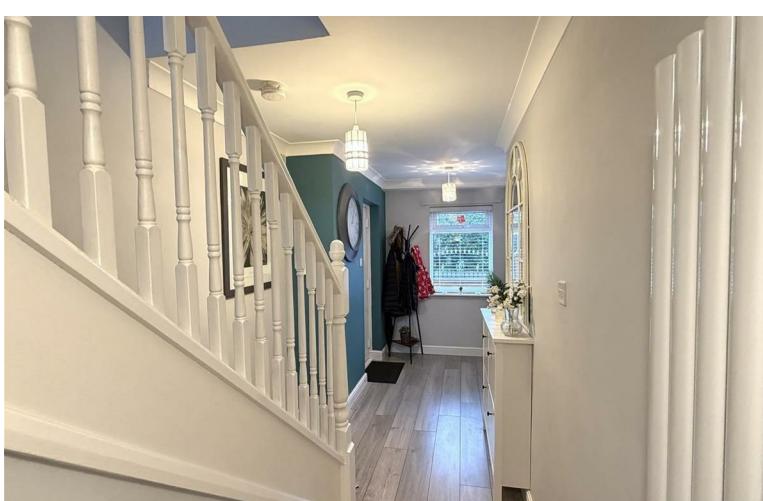
6'7" x 5'5" (2.01m x 1.65m)

#### 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.

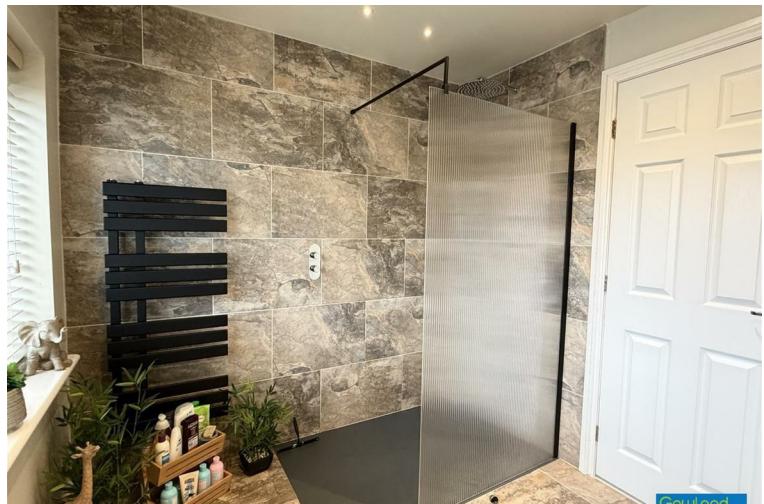
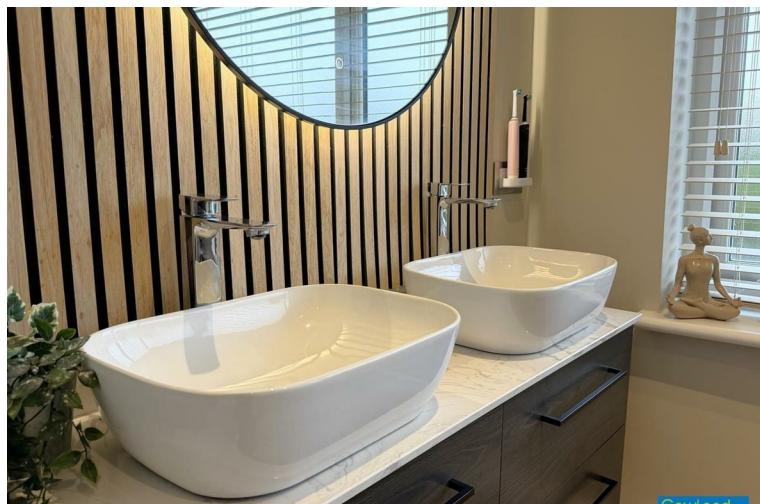
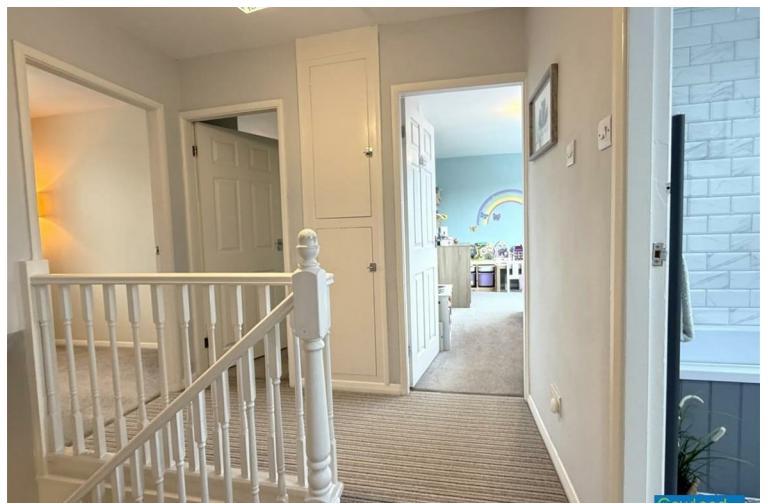


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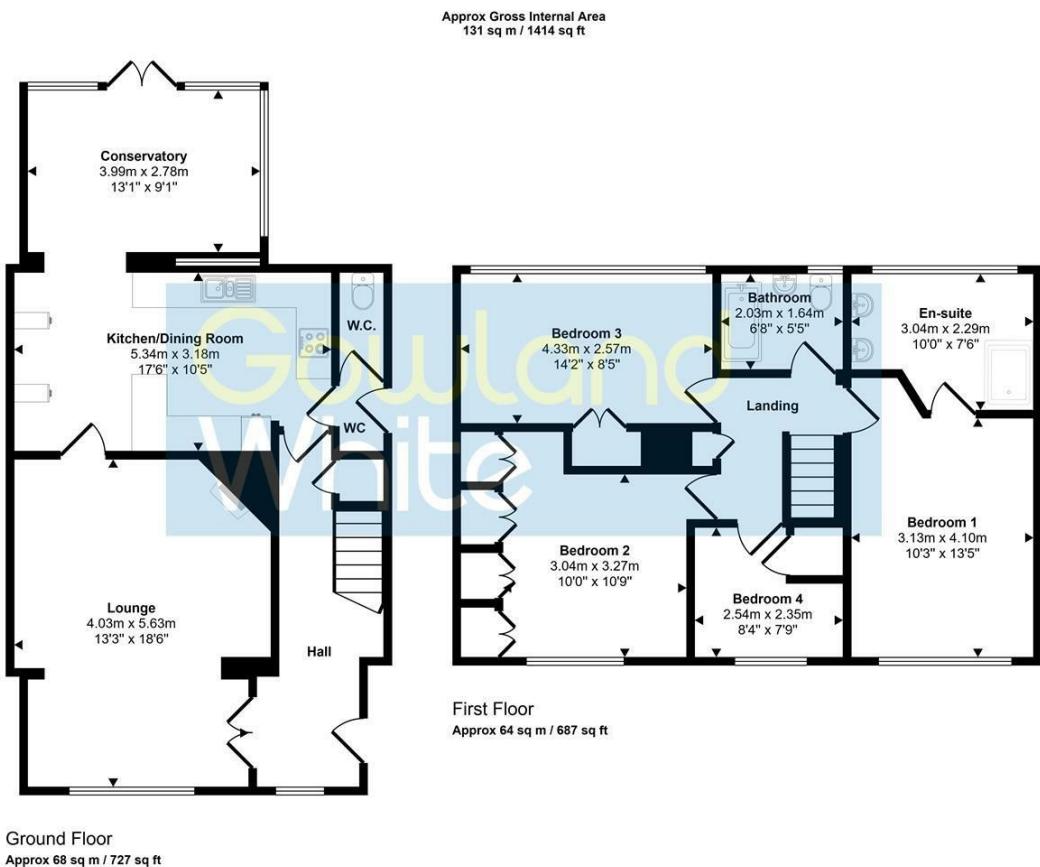
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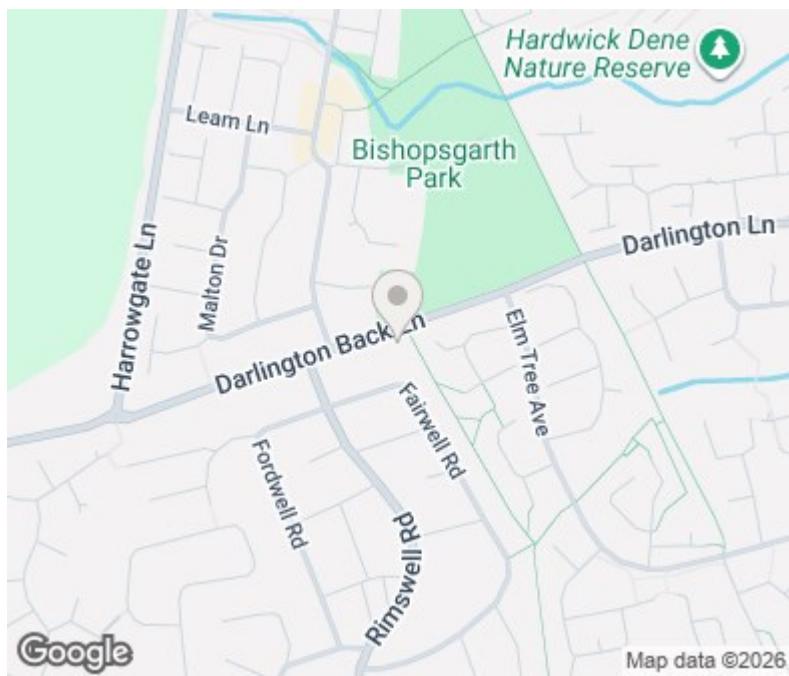
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	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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