



### 3 bed semi-detached house to buy in TS19

Surbiton Road, Fairfield, Stockton-on-Tees, Durham, TS19 7SA

# £177,750

🛏 x3 🚿 x1 🚗 x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ POPULAR LOCATION
- ✓ IDEAL FAMILY HOME
- ✓ EXTENDED TO THE REAR
- ✓ CONTEMPORARY KITCHEN
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Positioned within the ever-popular Fairfield area of Stockton-on-Tees, this extended family home delivers generous living space, modern finishes, and superb outdoor areas, making it an ideal choice for growing families seeking a turnkey property in a highly desirable residential setting.

Approached via a front garden, the home benefits from a good-sized side driveway leading to a larger-than-average rear garage, while the low-maintenance west-facing garden features a patio area. Perfect for relaxing and entertaining on summer evenings. CCTV is fitted to the front, side and rear and will be included within the sale for added peace of mind.

Internally, the ground floor opens with an entrance hall offering useful storage, flowing through to a bright living room with bow window, feature fireplace, and staircase to the first floor. The open-plan layout continues into the dining area, creating a fantastic sociable space. To the rear sits a contemporary kitchen showcasing stylish two-tone high-gloss cabinetry, integrated oven and microwave, striking wood work surfaces and inset hob, integral appliance also include the washer / dryer and dishwasher. French doors seamlessly connect the kitchen to the rear garden, enhancing indoor-outdoor living.

To the first floor, the landing provides loft access, with three well-proportioned bedrooms offering versatile accommodation. The modern shower room completes the upper level with a sleek contemporary suite.

A fantastic home in a sought-after location, combining space, style, and modern convenience, ready to be enjoyed from day one.

Early viewing is highly recommended. Contact our Stockton team at Pattinson Estate Agents to arrange your appointment.

Council Tax Band: B

Tenure: Freehold

Price: £177,750

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

Air conditioning: No

Mobile signal coverage: Good

## Accommodation

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### Living Room

4.43m x 3.52m (14'6" x 11'6")



### Dining Room

4.42m x 2.47m (14'6" x 8'1")



### Kitchen

4.24m x 2.97m (13'10" x 9'8")



### Landing



### Bedroom 1

4.31m x 2.53m (14'1" x 8'3")



## Bedroom 2

3.06m x 2.55m (10'0" x 8'4")



## Bedroom 3

3.11m x 1.81m (10'2" x 5'11")

## Bathroom

1.85m x 1.79m (6'0" x 5'10")

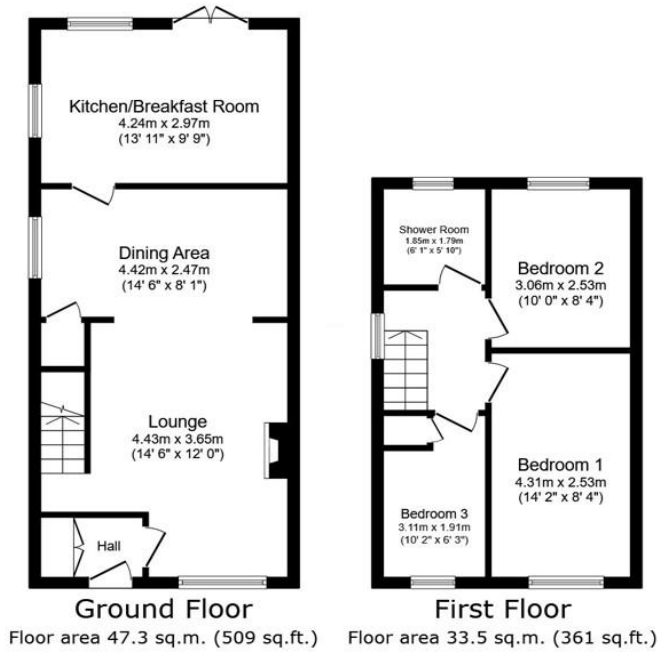


## Rear garden



## Rear aspect





**Total floor area: 80.8 sq.m. (870 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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<https://www.alignsurveyors.co.uk/>

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