

WHITTON ROAD, FAIRFIELD, STOCKTON ON TEES, TS19 7DY



- ▲ Three bedrooms across two floors
- ▲ Spacious lounge with feature fireplace
- ▲ Modern ground floor shower room
- ▲ Conservatory overlooking the rear garden
- ▲ Versatile sitting room / home office
- ▲ Breakfast kitchen with ample storage
- ▲ Detached garage / store
- ▲ Attractive rear garden with patio and lawn
- ▲ Driveway providing off-street parking

£200,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A deceptively spacious and well-presented three-bedroom dormer bungalow, ideally positioned in the ever-popular Fairfield area of Stockton-on-Tees. Offering versatile living accommodation across two floors, this property is perfect for a range of buyers including families, downsizers and professionals alike.

Upon entering, you are welcomed into a generous reception hall providing access to the main ground floor accommodation. The bright and spacious lounge features a bay window and attractive fireplace, creating a cosy focal point.

The breakfast kitchen is fitted with a range of shaker-style units and offers ample space for dining, with direct access into a conservatory that overlooks the rear garden—ideal for relaxing or entertaining.

Also to the ground floor is a modern shower room, a cloakroom/WC, a double bedroom with fitted wardrobes, and a versatile sitting room or home office, perfect for those working from home.

To the first floor, there are two further bedrooms with useful eaves storage, along with a family bathroom.

The property benefits from a well-maintained rear garden featuring a stone patio and shaped lawn—ideal for outdoor enjoyment. There is also a detached garage/store and a driveway to the front providing convenient off-road parking.

Situated in the sought-after Fairfield area, the property is ideally located for local amenities, schools, and excellent transport links, making it a convenient and desirable place to live.

GROUND FLOOR

RECEPTION HALL - Double glazed entrance door to large reception hall with radiator, dado rail and large store cupboard.

CLOAKROOM/WC - With double glazed window to the side aspect, low level WC, tiled wall and floor.

LOUNGE - 4.7m x 3.28m (15'5" x 10'9")
With double glazed cantilevered bay window to the front aspect, twin radiator, dado rail, and Adam style ornate surround with cast iron fire with pictorial inserts and tiled hearth.

TO VIEW: Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP

www.michaelpoole.co.uk



WHITTON ROAD, TS19 7DY

BREAKFAST KITCHEN - 4.72m x 2.62m (15'6" x 8'7")

With twin radiator and double glazed windows and door to the rear aspect leading to conservatory. Shaker style kitchen units with complementary granite effect worktops incorporating a ceramic sink and drainer unit with mixer tap, gas point for cooker, plumbing for washing machine, space for fridge freezer and tiled splashbacks.

CONSERVATORY - 5.54m x 1.45m (18'2" x 4'9")

With double glazed windows to the rear aspect.

MASTER BEDROOM - 3.07m x 3.1m (10'1" x 10'2")

to rear of wardrobes

With double glazed window to the rear aspect, twin radiator and modern fitted wardrobes.

GROUND FLOOR SHOWER ROOM - With double glazed window to the side aspect, chrome heated towel rail, floating style vanity unit, walk-in shower enclosure, fully tiled walls and floor and extractor fan.

SITTING ROOM/OFFICE - 3.35m (11') x 2.44m (8') including stairs

With double glazed cantilevered bay window to the front aspect, twin radiator and cupboard under stairs.

FIRST FLOOR

LANDING - With double glazed window to the side aspect.

BEDROOM TWO - 5.87m (19'3") (max) x 2.6m (8'6") (max)

With two Velux windows, one to the front and one to the rear aspect, two single radiators and storage to eaves.

BEDROOM THREE - 2.2m x 2.54m (max) (7'3" x 8'4") (max)

With double glazed Velux window to the front aspect, single radiator and storage to eaves.

BATHROOM - 3.05m x 2.46m (max) (10' x 8'1") (max)

With Velux window to the rear aspect, single radiator, side panelled bath with shower over, low level WC, pedestal wash hand basin and storage to eaves.

EXTERNALLY

GARDEN - The rear garden has a stone patio and shaped lawn.

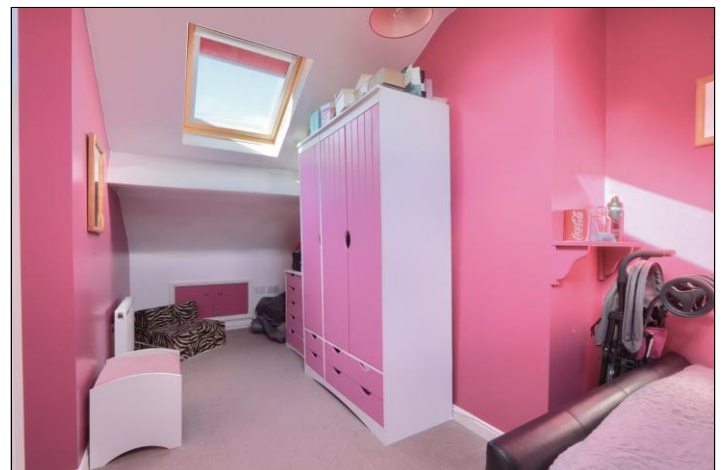
DETACHED GARAGE/STORE

AGENTS REF: - LJ/LS/STO160410/13032026

Council Tax Band: B **Tenure:** Freehold

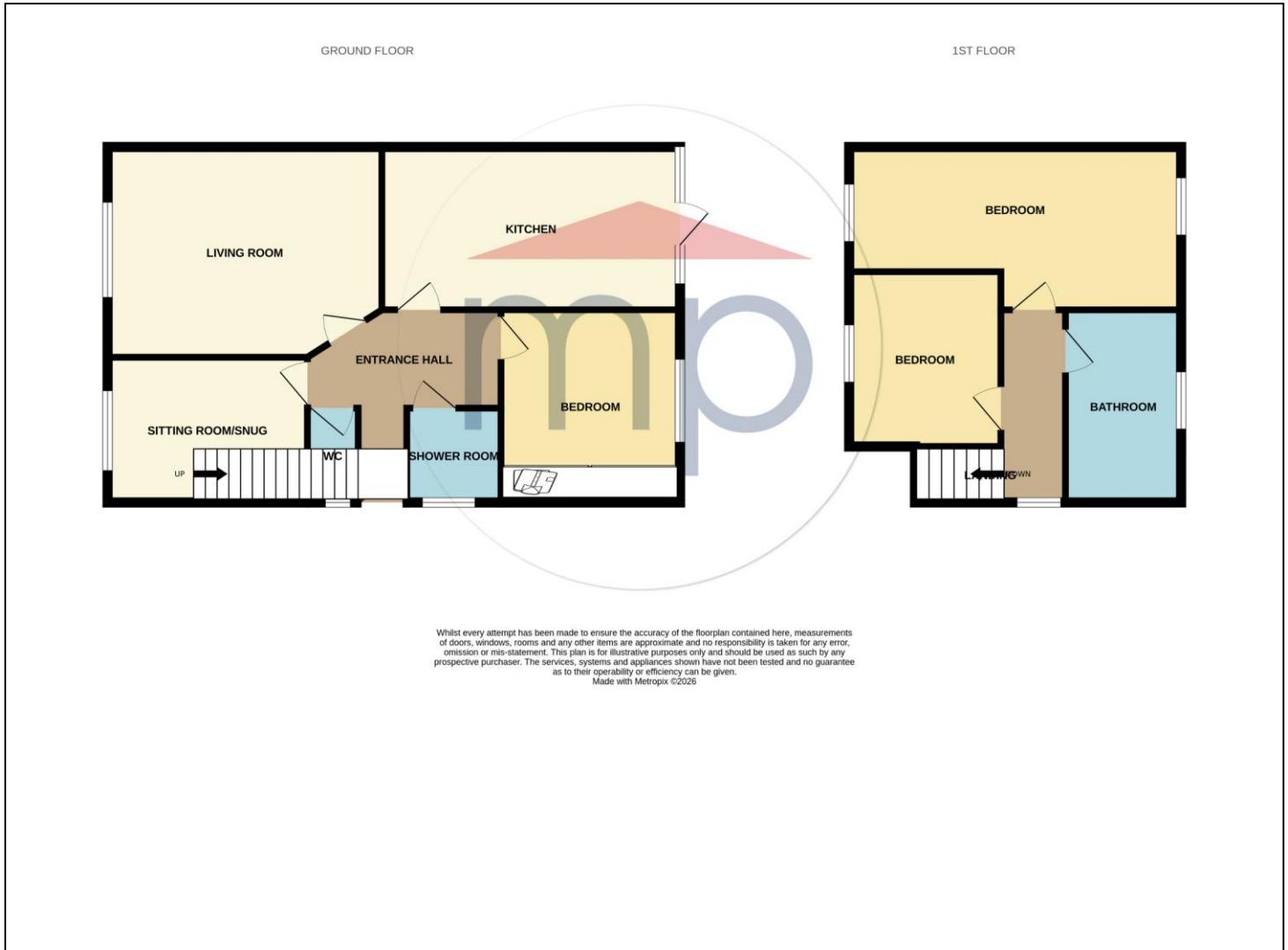
TO VIEW: Contact our Stockton office on

Tel: **01642 355000**



WHITTON ROAD, TS19 7DY





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Stockton Office on Tel: **01642 355000**
17 High Street, Stockton-on-Tees, Cleveland, TS18 1SP