

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



- ▲ Three bedrooms across two floors
- ▲ Loft conversion carried out over 10yrs ago without Building Regulations Certification
- ▲ 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**

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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.

**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.

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

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## **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**

**AGENT'S NOTE** - The loft conversion was carried out over 10yrs ago without Building Regulations Certification

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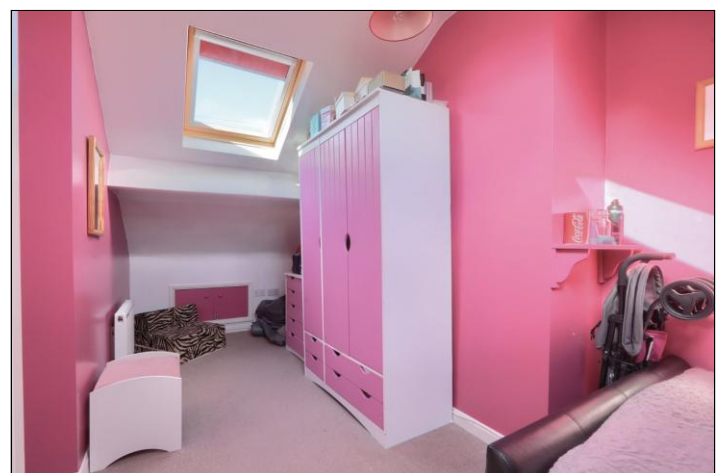
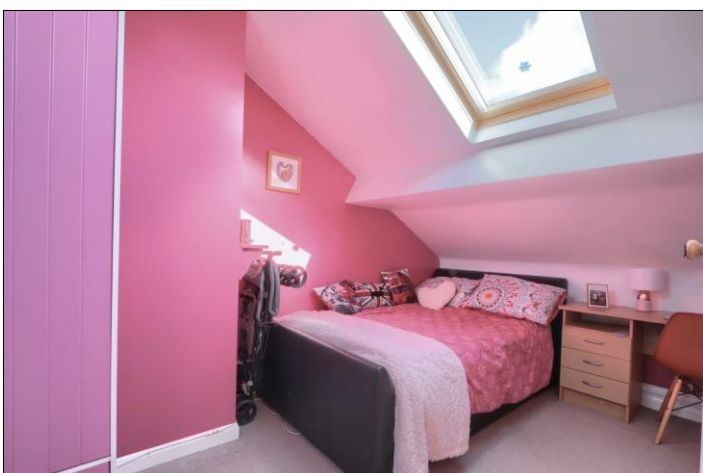
**AGENTS REF:** - LJ/LS/STO160410/13032026

**Council Tax Band:** B

**Tenure:** Freehold

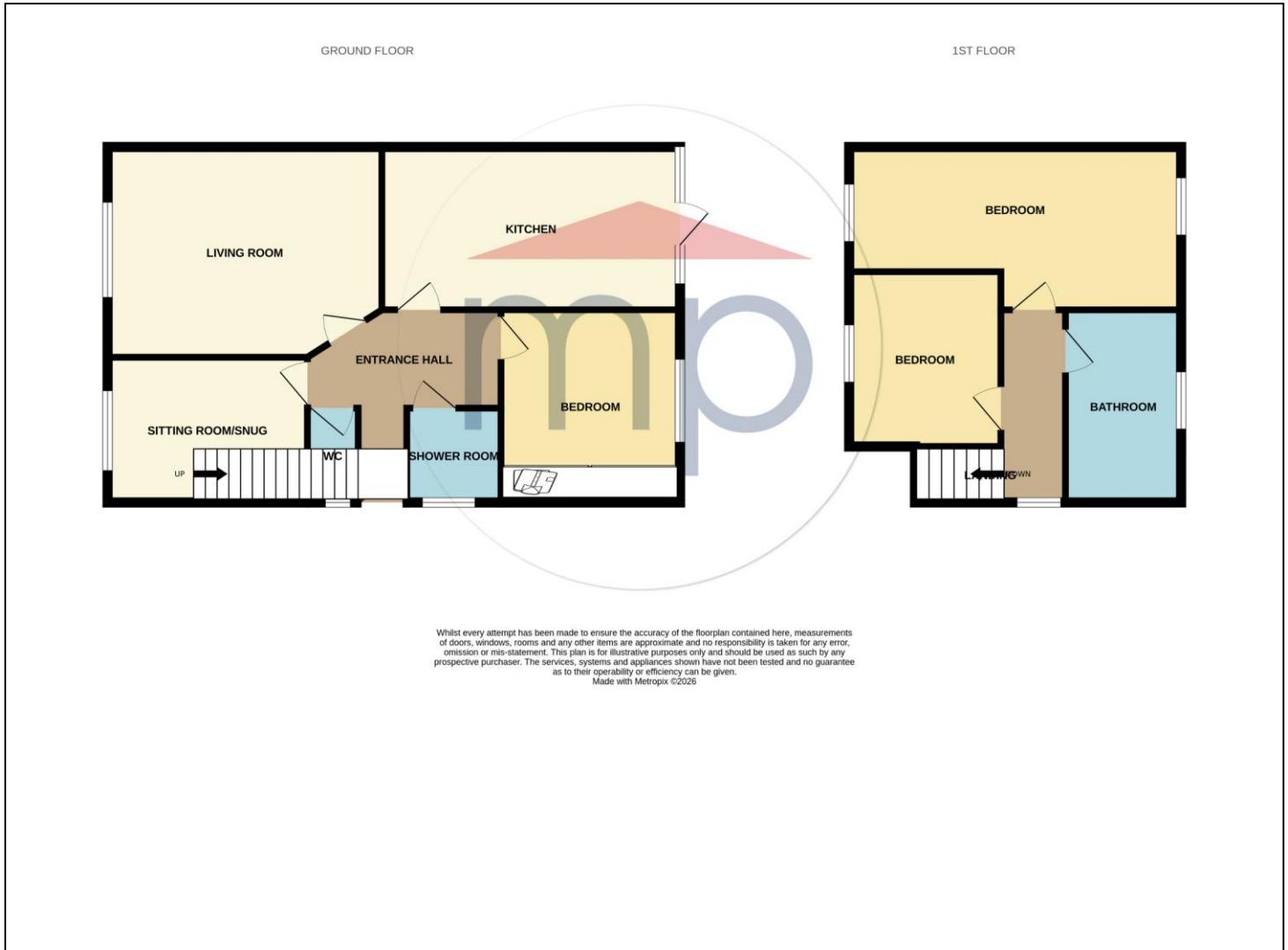
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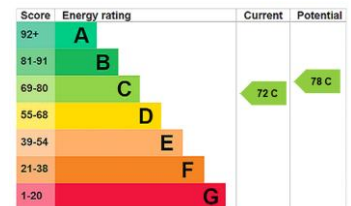


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