

# HARWELL DRIVE, RIMSWELL, STOCKTON-ON-TEES, TS19 7JA



- ▲ Offered to the Market it a CHAIN FREE Sale
- ▲ Traditional Built Semi-Detached House
- ▲ Popular Location of Fairfield
- ▲ Lounge/Diner & Kitchen

- ▲ Gas Central Heating with Combi Boiler
- ▲ UPVC Double Glazing
- ▲ Driveway & Garage
- ▲ Front & Rear Gardens

**£160,000**

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This traditional built semi-detached house in the popular location of Fairfield, has great internal space and is perfect for growing families.

The home features a chain free sale, garage, driveway, gas central heating with combi boiler, UPVC double glazing and front and rear gardens.

In brief the property comprises entrance hall, generous lounge/diner and kitchen on the ground floor. The first floor has two large double bedrooms, single bedroom and bathroom.

### **GROUND FLOOR**

**ENTRANCE HALL** - Double glazed entrance door with side light to entrance hall with solid wood flooring, single radiator and under stairs cupboard.

**LOUNGE DINER** - 7.4m x 3.23m (max) (24'3" x 10'7" (max))  
With double glazed bay window to the front aspect, double glazed window to the rear aspect, two radiators, laminate flooring, and modern fire surround with marble back and hearth and living flame gas fire.



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**KITCHEN - 2.62m x 2.62m (8'7" x 8'7")**

With double glazed window to the side aspect and double glazed door to the rear garden. Wall, drawer and floor units with worktops incorporating a one and a half bowl stainless steel sink and drainer unit, plumbing for washing machine and dishwasher, space for under counter fridge, electric oven, gas hob and tiled splashbacks.

**FIRST FLOOR**

**LANDING** - With double glazed window to the side aspect.

**BEDROOM ONE - 2.9m x 3.68m (max) (9'6" x 12'1" (max))**

(max)  
With double glazed bay window to the front aspect and single radiator.

**BEDROOM TWO - 3.68m x 2.8m (12'1" x 9'2")**

With double glazed window to the rear aspect, solid wood flooring and single radiator.

**BEDROOM THREE - 1.6m x 2.06m (5'3" x 6'9")**

With double glazed window to the front aspect and single radiator.

**BATHROOM** - With two double glazed windows to the side aspect, two seater side panelled bath, low level WC, shower enclosure with drench style shower, pedestal wash hand basin, heated towel rail, tiled walls and floor and loft access.

**SECTION 21** - In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is a relative of an employee of Michael Poole Estate Agents.

**AGENTS REF:** - LJ/LS/STO250342/21052025

**Council Tax Band:** C      **Tenure:** Freehold

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Tel: 01642 355000



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