

BIRETTA CLOSE, FAIRFIELD, STOCKTON-ON-TEES, TS19 7LW



- ▲ Quiet small cul-de-sac location
- ▲ Fully refurbished throughout
- ▲ Three-bedroom semi-detached home
- ▲ Spacious open-plan lounge/kitchen diner
- ▲ Newly installed modern kitchen & bathroom
- ▲ French doors leading to rear garden
- ▲ Driveway parking & Generous rear garden
- ▲ Ideal first-time buy or family home
- ▲ No onward chain, ready to move straight into

£190,000

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Situated within a small and peaceful cul-de-sac in the ever-popular Fairfield area, this beautifully modernised three-bedroom semi-detached home offers stylish, move-in-ready accommodation ideal for first-time buyers, young families or investors alike.

Recently refurbished throughout, the property boasts a bright and spacious open-plan lounge and kitchen diner, creating the perfect modern living space for entertaining and everyday family life. The newly installed contemporary kitchen features sleek white units, granite-effect worktops, integrated cooking appliances and French doors opening onto the generous rear garden.

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes, alongside a newly fitted family bathroom finished with modern panelling, herringbone-style flooring and drench shower over bath.

Externally, the property benefits from a driveway providing off-road parking and a sizeable rear garden offering excellent potential for landscaping, outdoor entertaining or family use. Positioned on a quiet residential cul-de-sac, the home enjoys a peaceful setting whilst remaining close to local schools, amenities, commuter routes and Stockton town centre.



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GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door with side light to entrance hall with double glazed window to the side aspect, engineered flooring, twin radiator, meter cupboard under stairs, large store cupboard and ground floor WC.

GROUND FLOOR WC - With double glazed window to the side aspect, single radiator, wash hand basin and low level WC.

LOUNGE - 3.05m x 4.1m (10' x 13'5")

With double glazed window to the front aspect, twin radiator, engineered flooring, feature panelling to one wall, wall mounted electric SMEG fire and open to ...

KITCHEN DINER - 4.98m x 3.96m (max) (16'4" x 13' (max))

With double glazed window to the side and rear aspects, double glazed French doors to the rear garden, engineered flooring and twin radiator. Newly installed white kitchen with complementary granite effect worktops and splashbacks incorporating a stainless steel sink and drainer unit with mixer tap, electric oven, gas hob with overhead hood, plumbing for washing machine and space for fridge freezer.

FIRST FLOOR

LANDING - With loft access, double glazed window to the side aspect, single radiator and airing cupboard housing the combi boiler.

BEDROOM ONE - 2.8m (9'2") x 4.9m (16'1") to rear of wardrobes

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

BEDROOM TWO - 2.97m x 3.2m (9'9" x 10'6")

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

BEDROOM THREE - 1.93m (6'4") x 2.64m (8'8") including stairhead

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

NEWLY INSTALLED BATHROOM - With double glazed window to the rear aspect, low level WC, pedestal wash hand basin, side panelled bath with drench shower over, panelling to walls, Herringbone style flooring, single radiator and extractor fan.

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



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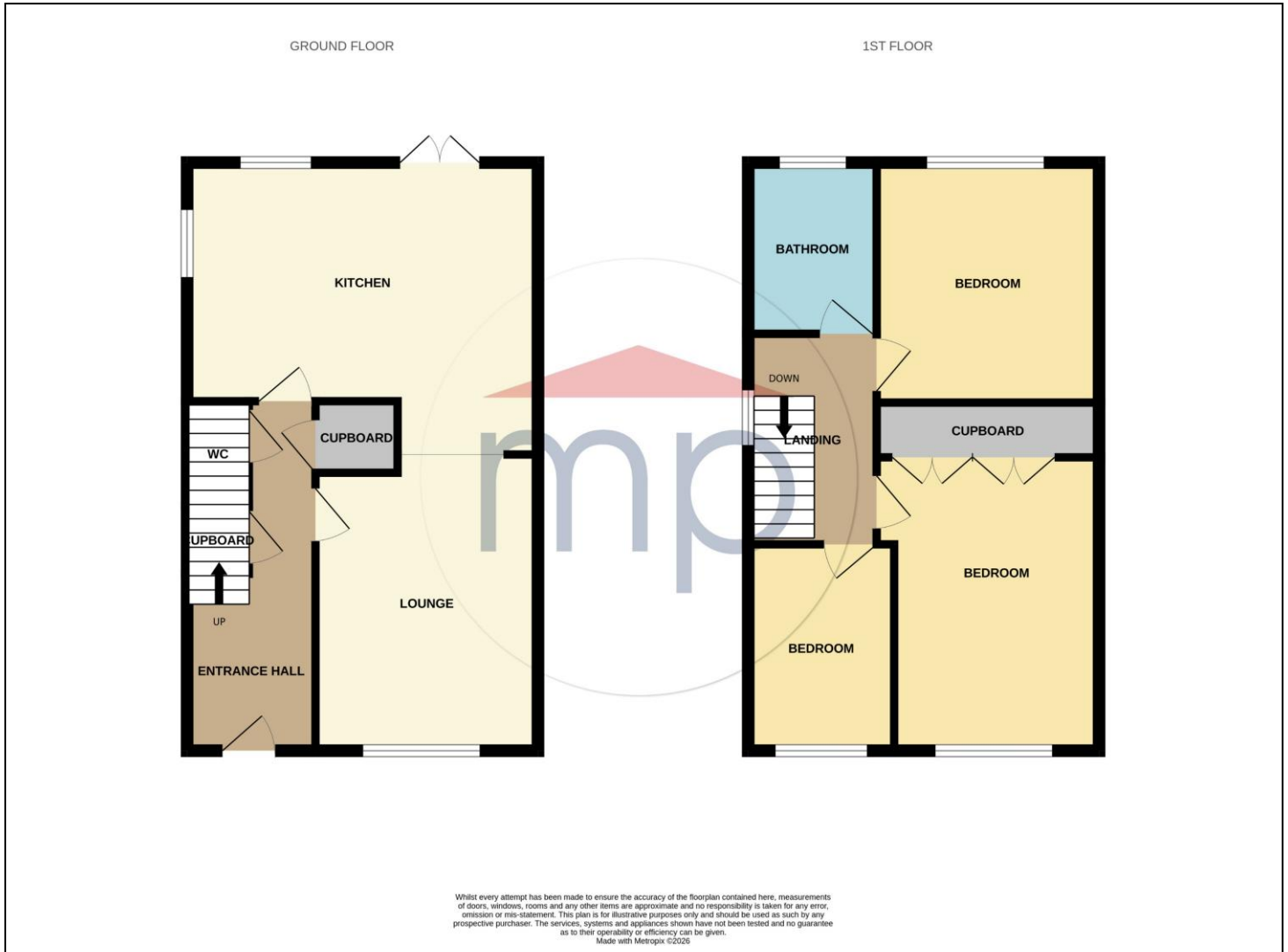
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