

# TYRONE ROAD, FAIRFIELD, STOCKTON-ON-TEES, TS19 7JW



- ▲ New 25kw Eco compact Boiler Fitted Jan 26
- ▲ CHAIN FREE SALE
- ▲ Well Presented Semi Detached Bungalow
- ▲ Popular Location of Fairfield

- ▲ SOUTH Facing Rear Garden
- ▲ Kitchen with Modern Units
- ▲ Rear Lounge/Diner
- ▲ Driveway
- ▲ Gas Central Heating & UPVC Double Glazing

**£140,000**

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This well presented two bedroom semi detached bungalow in the popular location of Fairfield comes to the market with a CHAIN FREE sale and features a SOUTH facing rear garden.

The property comprises entrance hall, two bedrooms, wet room, rear lounge/diner and kitchen with a range of modern high gloss units.

Other features include a driveway for a number of cars, gas central heating and UPVC double glazing.

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

Enter via UPVC double glazed door and radiator.

##### **BEDROOM ONE - 4.11m (13'6") excluding wardrobe x 2.92m (9'7")**

With radiator, built in fitted wardrobe and cupboard.



**TO VIEW:** Tel: 01642 355000

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**BEDROOM TWO - 3.12m x 2.77m (10'3" x 9'1")**  
With radiator.

**SHOWER ROOM**

Fitted with a wet room with electric shower, wash hand basin, dual flush W/C, tiled walls, electric extractor fan and vinyl flooring.

**REAR LOUNGE/DINER - 4.85m x 3.7m (15'11" x 12'2")**

With living flame gas fire with wooden surround and marble hearth and radiator.

**KITCHEN - 3.28m x 1.83m (10'9" x 6')**

Fitted with a range of modern high gloss floor, wall and draw units with wood effect worksurfaces. Stainless steel sink with mixer tap, four ring ceramic hob with glass splash back and brush steel electric extractor fan over. Integrated electric oven, wood grain effect vinyl flooring and UPVC double glazed door leading into the rear southerly facing garden.

**EXTERNALLY**

**GARDENS**

To the front there is a grass lawn with gravel boarder and flag stone driveway for a number of cars. Gated access into the southerly facing rear garden with large flag stone patio area, grass/gravel lawn, two sheds and is not directly overlooked to the rear.

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

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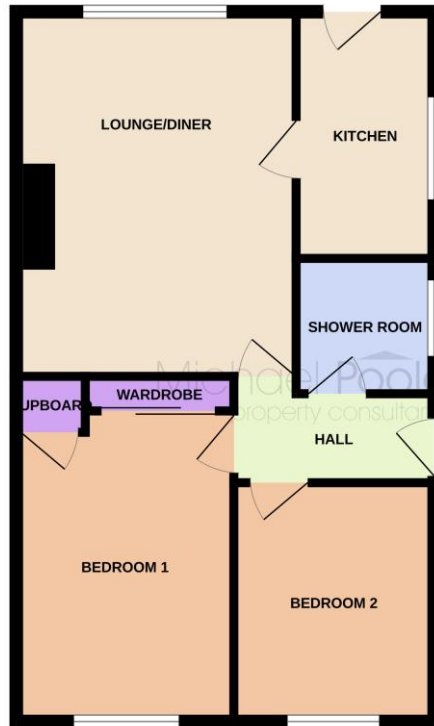


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GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 554 sq.ft. (51.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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