

## ORCHARD ROAD, FAIRFIELD, STOCKTON-ON-TEES, TS19 7DH



- ▲ Ideal starter home in central Fairfield
- ▲ Perfect for setting up your nest
- ▲ No onward chain for hassle-free move-in
- ▲ Within walking distance to local schools and amenities
- ▲ South-facing private garden for relaxation and entertaining
- ▲ Three spacious bedrooms, suitable for a growing family or home office
- ▲ Driveway and garage

**£190,000**

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**\*\* Ideal Starter Home in Central Fairfield \*\***

This is perfect for setting up your nest. With no onward chain, this home offers a hassle-free move-in experience. Within walking distance to local schools and amenities, convenience is at your doorstep. The south-facing private garden provides a tranquil outdoor space, ideal for relaxing or entertaining. Featuring three spacious bedrooms, this property is ideal for a growing family or those in need of a home office. This residence seamlessly combines comfort with practicality, making it an attractive option for discerning buyers. Don't miss the chance to make this property your own - contact us today to schedule a viewing.

**GROUND FLOOR**

**ENTRANCE HALL**

**LOUNGE - 3.85m x 3.41m (12'8" x 11'2")**



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**DINING ROOM - 3.93m x 3.45m (12'11" x 11'4")**

**KITCHEN - 2.95m x 2.16m (9'8" x 7'1")**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE - 3.72m x 3.48m (12'2" x 11'5")**

**BEDROOM TWO - 3.68m x 3.47m (12'1" x 11'5")**

**BEDROOM THREE - 2.27m x 2.19m (7'5" x 7'2")**



**BATHROOM**

**SEPARATE WC**

**AGENTS REF: - LJ/LS/STO250744/09122025**

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

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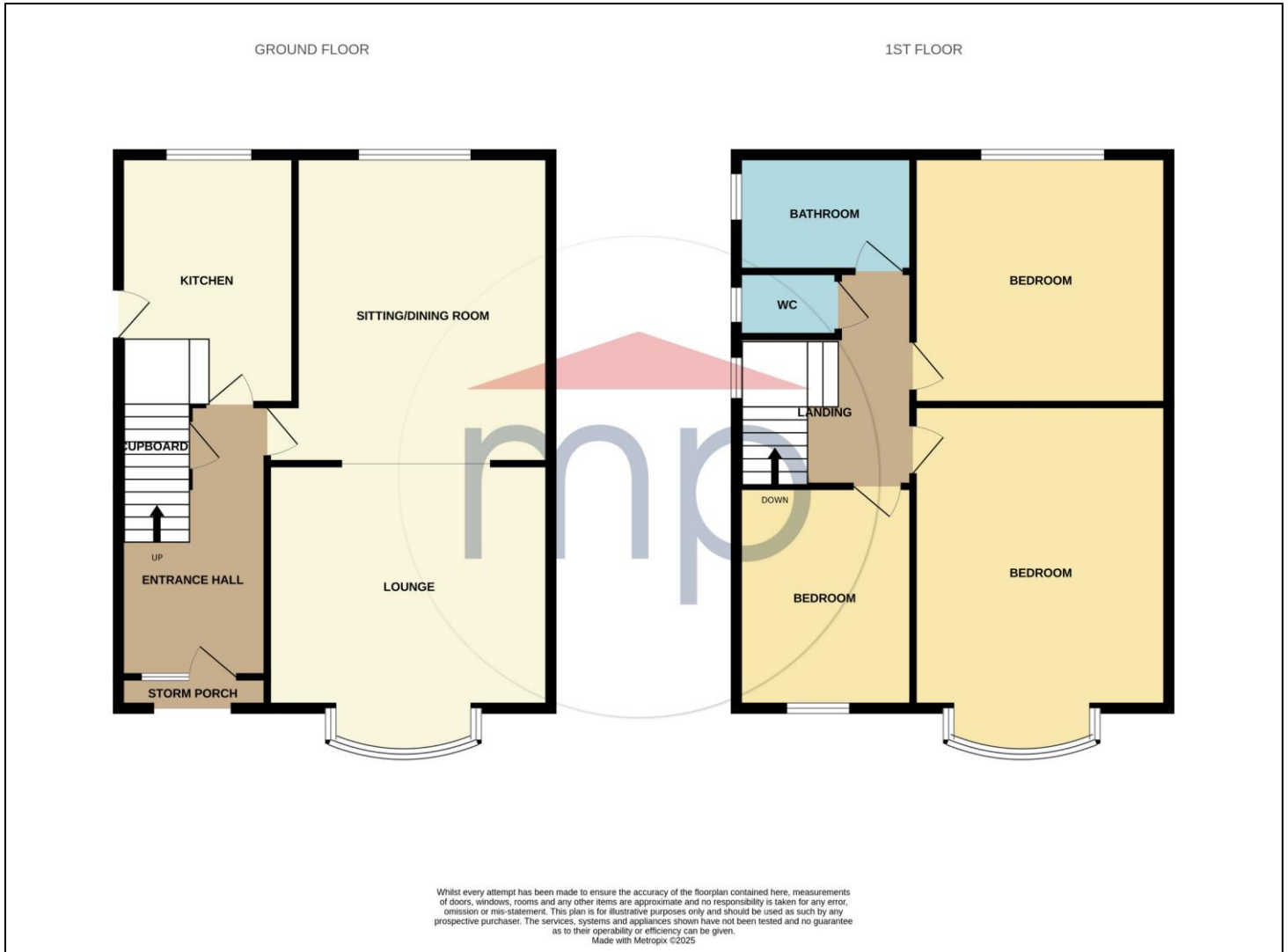
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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.



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