

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

£180,000

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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")

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

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

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BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - LJ/LS/STO250744/09122025

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

TO VIEW: Contact our Stockton office on
Tel: 01642 355000



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GROUND FLOOR

1ST FLOOR



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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