

LIMBRICK AVENUE, FAIRFIELD, STOCKTON-ON-TEES, TS19 7NL



- ▲ One Bed End Terrace Bungalow
- ▲ Conservatory and Wet Room
- ▲ Front and Rear Garden
- ▲ Detached Garage with Automatic Door
- ▲ No Onward Chain

£95,000

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*** No Onward Chain ***

Better get your skates on to bag this one bed end terrace bungalow with gardens and garage!

GROUND FLOOR

ENTRANCE HALL - Double glazed entrance door to entrance hall with radiator, sliding door to the kitchen, built-in airing cupboard housing Worcester combi boiler, store cupboard with meters and loft access.

LIVING ROOM - 4.06m x 2.67m (13'4" x 8'9")
With double glazed window to the front and side aspect, twin radiator and fire surround with electric fire.

KITCHEN - 1.12m x 2.6m (3'8" x 8'6")
With double glazed window and door to the conservatory, single radiator, wall, drawer and floor units with worktops, circular stainless steel sink and drainer unit with mixer tap, gas point for cooker, space for under counter fridge, overhead hood and tiled splashbacks.



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CONSERVATORY - 1.96m x 2.82m (6'5" x 9'3")
With windows to the rear aspect, door to the rear garden and plumbing for washing machine.

BEDROOM ONE - 3.86m (12'8") x 2.44m (8') (max) to rear of wardrobes
With double glazed window to the rear aspect, single radiator and fitted wardrobes.

WET ROOM - With vanity unit, low level WC, single radiator, shower enclosure, tiled walls and window to conservatory.

EXTERNALLY

GARDENS & GARAGE - Externally there are front and rear gardens and a detached garage to the side.

SERVICES - We are unable to confirm whether the services, central heating system etc, are in satisfactory working order. It would be prudent therefore for any prospective purchaser to ensure any such systems/appliances are tested prior to completion of any purchase.

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/STO260222/08052026

Council Tax Band: A **Tenure:** Freehold

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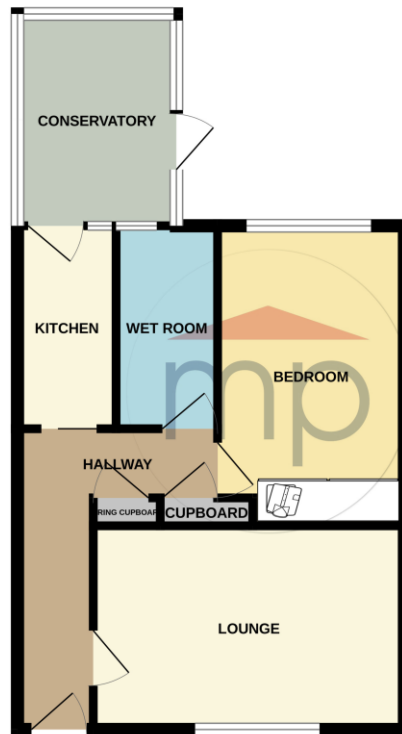


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GROUND FLOOR



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. Made with Metropix ©2020.

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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