

# GLENFIELD ROAD, FAIRFIELD, STOCKTON-ON-TEES, TS19 7PW



- ▲ Attractive family home with private, leafy frontage and excellent kerb appeal
- ▲ Spacious reception hall and generous first-floor landing creating a wonderful sense of space
- ▲ Three well-proportioned bedrooms, all ideal for family living
- ▲ Large living/dining room perfect for entertaining and everyday use

- ▲ Spacious attached garage offering excellent storage and potential to extend above (subject to permissions)
- ▲ Breakfast kitchen with direct access to the garden
- ▲ Enclosed rear garden ideal for children, pets and outdoor dining
- ▲ Conveniently located close to schools, local shops, supermarkets and transport links

**£230,000**

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A superb family home occupying a particularly attractive position with a private, leafy frontage in one of the area's most popular residential locations.

This spacious three-bedroom semi-detached property offers exceptionally well-balanced accommodation throughout, ideal for growing families seeking both space and future potential. From the moment you enter, the impressive reception hall creates a wonderful sense of space and character, complemented upstairs by a generously sized landing which further enhances the home's airy feel.

All three bedrooms are generous family-sized rooms, making the property perfectly suited for modern family living, home working or guest accommodation. The spacious lounge/dining room provide excellent entertaining and day-to-day living space, while the breakfast kitchen overlooks the rear garden.

Externally, the property enjoys a particularly private and mature frontage, giving the home an appealing tucked-away feel rarely found so close to everyday amenities. The large attached garage offers excellent storage and workshop space, while also presenting exciting potential for a future extension above, subject to the necessary permissions.

The rear garden provides a safe and secure environment for children and family gatherings, with plenty of outdoor space to enjoy throughout the seasons.

Perfectly positioned for family life, the property is conveniently located close to highly regarded schools, local shops, supermarkets and everyday amenities, with excellent transport links nearby for commuting across Stockton, Yarm and surrounding areas.

#### **GROUND FLOOR**

**ENTRANCE** - Composite entrance door, double glazed windows to the front aspect, tiled floor and inner double glazed door with side lights to reception hall.

**RECEPTION HALL - 2.03m x 4.67m (6'8" x 15'4")**  
With engineered flooring, twin radiator and staircase to the first floor.

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

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## GLENFIELD ROAD, TS19 7PW

### **BREAKFAST KITCHEN - 2.74m x 4.88m (9' x 16')**

With double glazed window to the side and rear aspects, twin radiator and double glazed door to the side aspect. Wall, floor and drawer units with complementary worktops incorporating a sink and drainer unit with mixer tap, electric oven and hob, and space for under counter fridge, dishwasher and washing machine.

### **DINING ROOM - 3.66m (12') into alcoves x 3.68m (12'1")**

With large picture length double glazed window to the rear aspect and courtesy door to the rear garden.

### **LIVING ROOM - 3.66m (12') into alcove x 4.7m (15'5") into bay**

With double glazed bay window to the front aspect, two twin radiators, engineered flooring, bespoke fitted shelving to alcove and art deco style living flame gas fire with surround.

### **FIRST FLOOR**

### **LANDING - 2.44m x 2.36m (8' x 7'9")**

With double glazed window to the side aspect and loft access.

### **BEDROOM ONE - 4.65m (15'3") into bay x 3.25m (10'8") into alcove**

With double glazed bay window to the front aspect, engineered flooring and single radiator.

### **BEDROOM TWO - 3.25m x 3.7m (max) (10'8" x 12'2" (max))**

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

### **BEDROOM THREE - 2.44m (8') x 2.46m (8'1") (max) including stairhead**

With built-in cupboard, double glazed window to the front aspect and single radiator.

**BATHROOM** - With two double glazed windows to the rear aspect, side panelled bath with shower over, low level WC, pedestal wash hand basin, twin radiator and heated towel rail, and tiled walls and floor.

**AGENTS REF:** - LJ/LS/STO260252/07052026

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

**TO VIEW:** Contact our Stockton office on

Tel: **01642 355000**





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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