



## Limbrick Avenue, Fairfield, Stockton-On-Tees, TS19 7NN

This three bedroom, well apportioned semi-detached house is situated in a popular, sought-after Fairfield location close to reputable schools, shops and bus routes. An ideal choice for families seeking comfort and convenience.

This home is ideally suited for a family and briefly comprises hall, leading to a bright, modern lounge, dining room, contemporary kitchen with integrated oven, 5- burner gas hob and dishwasher, utility room, a versatile study space and a convenient ground floor WC. The first floor provides 3 well-sized bedrooms and a modern family bathroom with dual wash basins.

The loft is fully boarded, providing ample storage space.

Externally, off road parking is available on the long driveway and there are front and rear gardens, the rear being SOUTH FACING and benefiting from not being directly overlooked with easy access to green-belt, ideal for dog walking and children's play.

Asking Price £165,000





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## HALL

## LOUNGE

11'11" x 15'5" (3.63m x 4.70m)

## DINING ROOM

10'9" x 9'9" (3.28m x 2.97m)

## KITCHEN

8'7" x 8'9" (2.62m x 2.67m)

## UTILITY

6'2" x 4'1" (1.88m x 1.24m)

## STUDY

6'8" x 5'9" (2.03m x 1.75m)

## WC

5" x 2'9" (1.52m x 0.84m)

## LANDING

## BEDROOM ONE

10'9" x 12'9" (3.28m x 3.89m)

## BEDROOM TWO

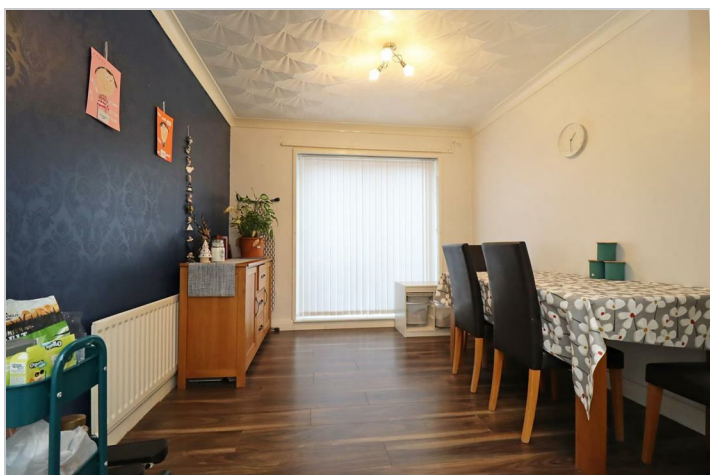
10'9" x 9'8" (3.28m x 2.95m)

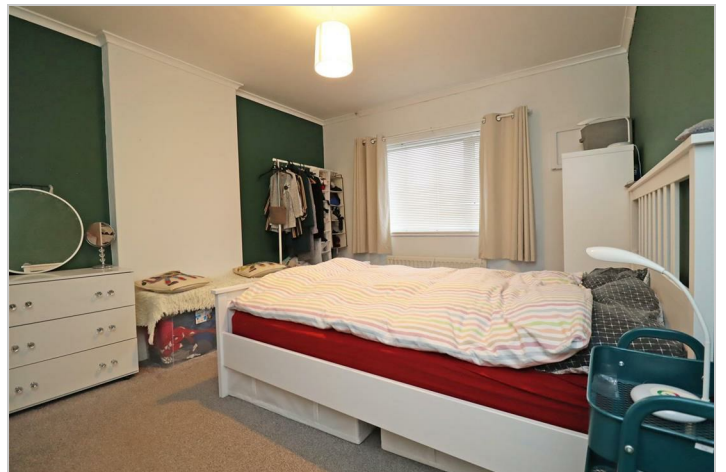
## BEDROOM THREE

7'8" x 9'8" (2.34m x 2.95m)

## BATHROOM

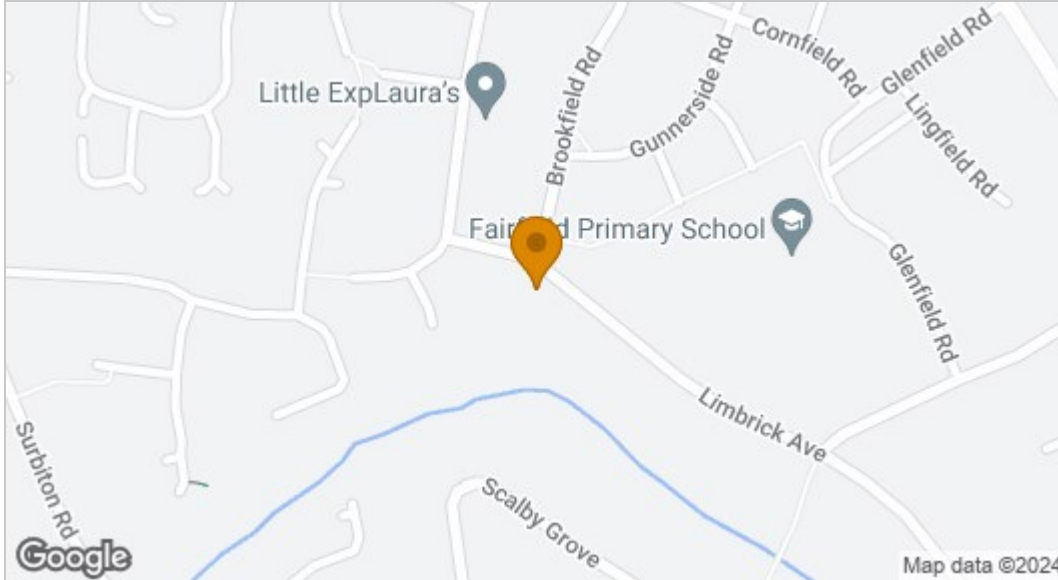
5'11" x 8'7" (1.80m x 2.62m)



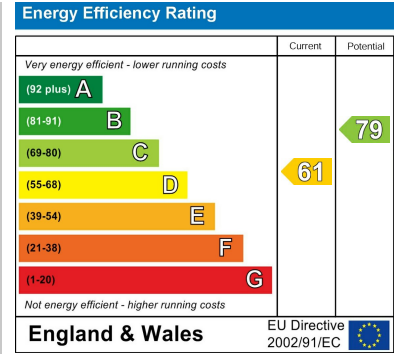




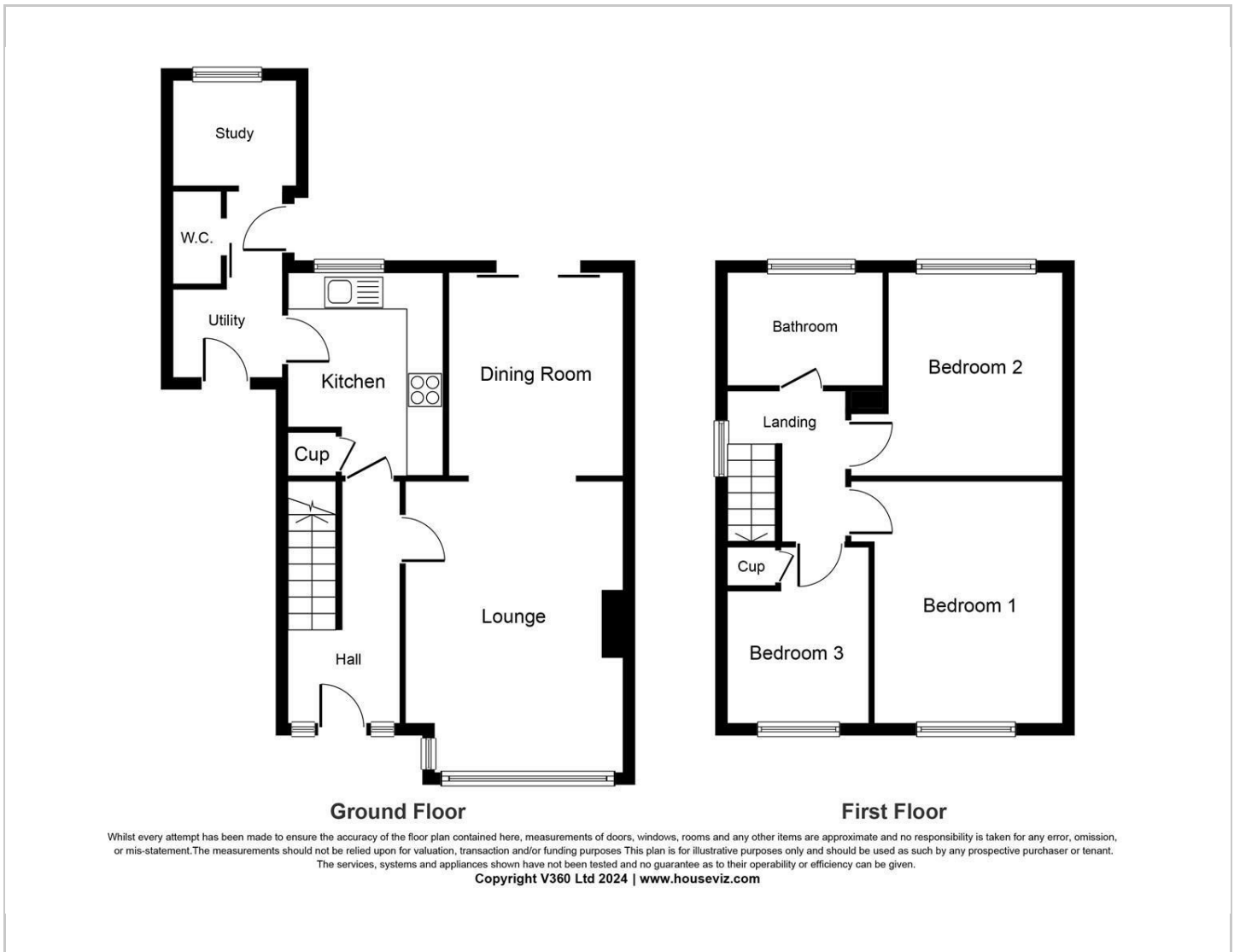
## Map



## EPC graph



## Floor Plan



## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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