



## Coxwold Road, Fairfield, Stockton-On-Tees, TS18 4HX

Beautifully presented, recently refurbished three bedroom semi-detached house with south facing garden in Fairfield.

The accommodation comprises of a welcoming entrance hall leading to a lounge with large bay window and gas stove fire, dining room with feature fireplace and doors through to the conservatory. The recently installed modern kitchen (2021) is attractive and equipped with integrated fridge/freezer, hob and oven. To the first floor are three bedrooms, each with build-in wardrobes and an impressive family bathroom that offers separate bath and double enclosure shower cubicle with rainfall shower.

To the front of the property is a neat low-maintenance lawned and gravelled garden with shrubbery to soften the space, and a driveway providing off-road parking for multiple cars. To the rear is an expansive garden with lawn, mature borders and patio. Two large sheds powered with electricity are a useful addition to this family home.

Positioned within a sought after location, with easy access to schools, shops, Ropner Park and transport links to the A66, this property will be popular with families and professionals alike.

£195,000



Coxwold Road, Fairfield, Stockton-On-Tees, TS

HALL

LOUNGE

13'6" x 12'2" (4.11m x 3.71m)

DINING ROOM

11'1" x 12'7" (3.38m x 3.84m)

CONSERVATORY

10'8" x 11'8" (3.25m x 3.56m)

KITCHEN

11'3" x 8'9" (3.43m x 2.67m)

LANDING

BEDROOM ONE

14'1" x 11'3" (4.29m x 3.43m)

BEDROOM TWO

11'8" x 11'3" (3.56m x 3.43m)

BEDROOM THREE

6'11" x 6'9" (2.11m x 2.06m)

BATHROOM

8'9" x 8'3" (2.67m x 2.51m)

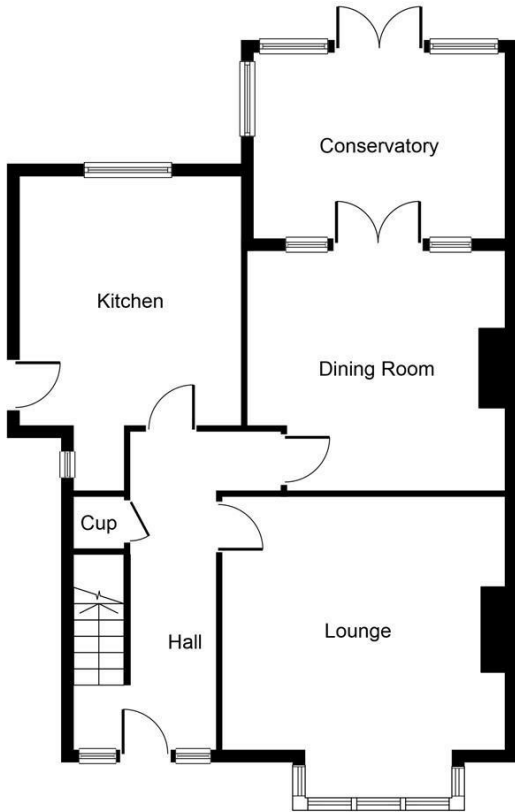
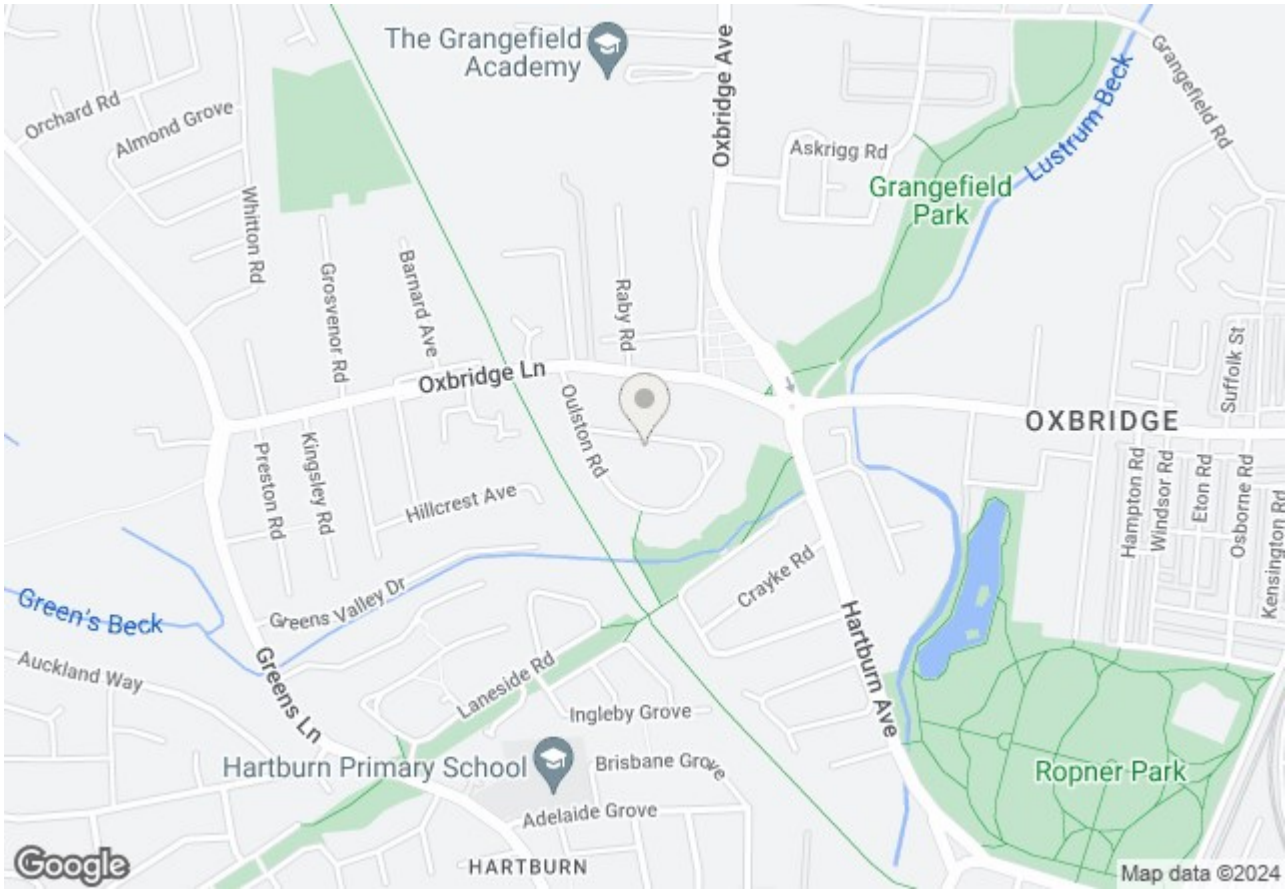


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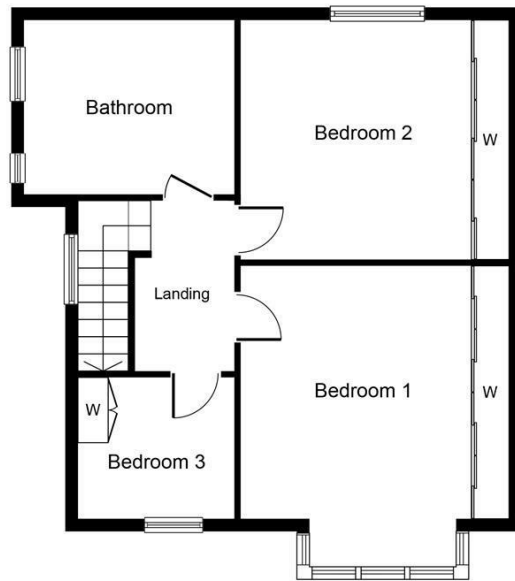




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**Ground Floor**

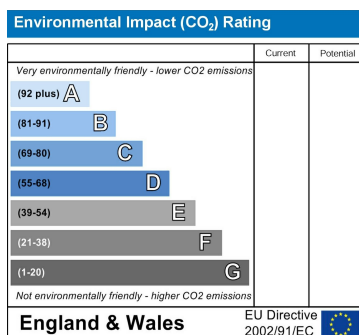
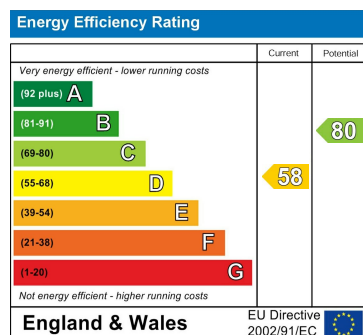


**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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## VIEWING

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

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