



### 3 bed semi-detached house to buy in TS18

Oulston Road, Fairfield, Stockton-on-Tees, Durham, TS18 4HU

# £230,000

 x 3  x 1  x 3

Tenure

**Freehold**

### Property features

- ✓ Popular Fairfield Location
- ✓ Two Reception Rooms
- ✓ Driveway and Garage
- ✓ Front and Rear Gardens
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Arrange a viewing

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Branch Manager  
Stockton On Tees

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This well-proportioned three-bedroom semi-detached home offers generous and versatile accommodation across two floors, with the added benefit of a small extension providing useful additional living space.

The accommodation comprises an entrance hallway leading to a comfortable lounge, separate dining room and an additional reception room, offering flexibility as a family room, home office or playroom. The ground floor also includes a fitted kitchen and convenient WC. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from gardens to both the front and rear, along with a driveway providing off-street parking and an attached garage.

With three reception areas, good-sized accommodation and useful outside space, this is a versatile family home with plenty of scope for a purchaser to make their own.

Please call today for more information and to arrange an internal inspection.

Council Tax Band: C

Tenure: Freehold

Price: £230,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Entrance



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## Lounge

4.27m x 3.62m (14'0" x 11'10")

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## Dining Area

3.96m x 3.61m (12'11" x 11'10")

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## Reception Room

4.49m x 2.82m (14'8" x 9'3")

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## Kitchen

3.39m x 3.16m (11'1" x 10'4")

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## W/C

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## Stairs to First Floor

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## Bedroom One

4.21m x 3.96m (13'9" x 12'11")

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## Bedroom Two

4.16m x 3.30m (13'7" x 10'9")

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## Bedroom Three

2.03m x 2.47m (6'7" x 8'1")

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## Bathroom W/C

2.83m x 2.36m (9'3" x 7'8")

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## Loft Space

**External**





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 79                      |
| (55-68) <b>D</b>                            | 67      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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Contact your local branch today for more information on this property:

**20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, [stockton@pattinson.co.uk](mailto:stockton@pattinson.co.uk), [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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