



Albert Road, Fairfield Stockton-On-Tees TS19 7EW

welcome to

Albert Road, Fairfield Stockton-On-Tees

Manners & Harrison are pleased to offer this spacious four-bedroom semi-detached home on sought-after Albert Road. Featuring an open-plan lounge/diner, conservatory, en-suite master bedroom, double garage, large driveway and generous rear garden. Early viewing advised.

Cloakroom

Toilet, sink, door to garden

Entrance Hall

Composite door, cupboard under stairs

Lounge

14' 4" x 12' max (4.37m x 3.66m max)

Log burner, front bay window, radiator

Dining Room

12' x 20' 11" (3.66m x 6.38m)

Gas fire, rear french doors, radiator

Kitchen

11' 8" x 17' 1" (3.56m x 5.21m)

Wall and base units, recess for appliances, hob, radiator, sink, rear elevation window, door to conservatory

Conservatory

10' 11" x 11' (3.33m x 3.35m)

2 radiators, rear door to garden, door to garage

Landing

Loft hatch + ladder

Bedroom 1

17' max x 14' 2" max (5.18m max x 4.32m max)

2 front elevation windows, rear elevation window, 2 radiators

En Suite

Shower cubicle, toilet, sink, extractor fan

Bedroom 2

14' 4" into bay x 8' 11" (4.37m into bay x 2.72m)

Front bay window, radiator, fitted wardrobe

Bedroom 3

10' 11" max x 10' 7" max (3.33m max x 3.23m max)

Rear elevation window, radiator, fitted wardrobe

Bedroom 4

6' 10" x 7' 1" (2.08m x 2.16m)

Front elevation window, radiator

Bathroom

Bath, walk in shower, 2 rear elevation windows, towel radiator, sink, toilet

Rear Garden

Side gate, patio, laid to lawn, raised planters, shrubs and bushes

Outbuildings

13' 4" x 17' 3" (4.06m x 5.26m)

Double garage, side elevation window, base units, sink

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Albert Road, Fairfield Stockton-On-Tees

- 4 BEDROOMS
- SEMI-DETACHED
- MASTER WITH ENSUITE
- DOUBLE GARAGE
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£370,000



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Property Ref:
STO116276 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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