

# Harper & Co

Estate Agents Ltd

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## Abbots Way

Fairfield, Stockton-On-Tees, TS19 7SR

Situated Within The Highly Sought After Fairfield Area Of Stockton-On-Tees, This Well Presented Three Bedroom Home Offers A Well Balanced Layout, Generous Living Space And Excellent External Features — Making It An Ideal Purchase For Families, First Time Buyers Or Investors.

**£180,000**

# Abbots Way

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- For Sale With The Advantage Of No Onward Chain
- Well Presented Family Home Located In The Highly Sought After Fairfield Area
- Well Maintained Throughout With Recent Upgrades Throughout
- Spacious Lounge/Dining Room With French Doors To Rear Garden
- Practical Kitchen With Good Storage Space
- Three Well Proportioned Bedrooms All Benefiting Fitted Storage
- Recently Fitted Family Bathroom With Shower Over Bath
- South East Facing Rear Garden With Lawn & Patio Seating Areas
- Detached Garage Providing Additional Storage Space With Further Potential
- Driveway Providing Off Road Parking For Multiple Vehicles

## Full Description

## Location

## Note

## Disclaimer

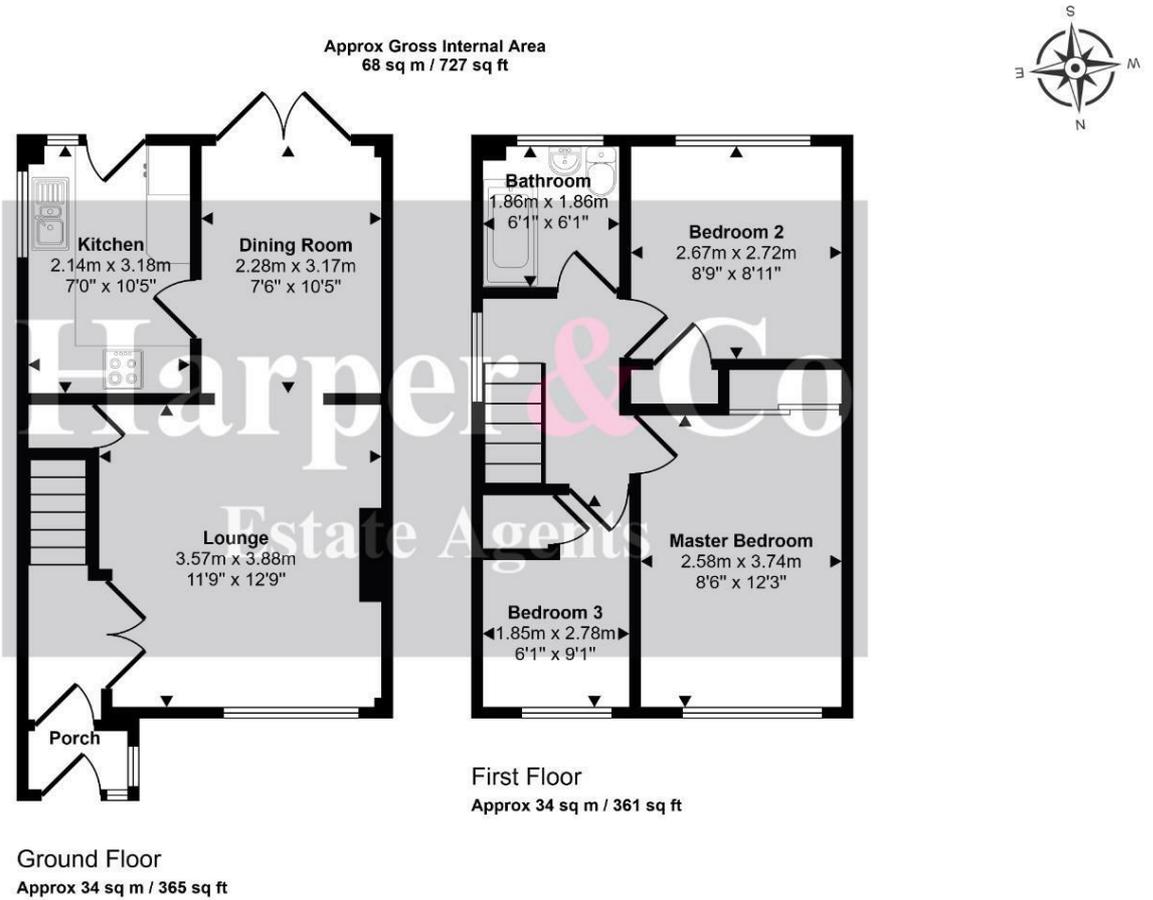
## Money Laundering Notice



## Directions



# Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	