



77 Wimpole Road

Fairfield, Stockton-On-Tees, TS19 7LR

Offers in excess of £270,000



This Delightful Family Home Offers A Perfect Blend Of Comfort And Modern Living. Spanning An Impressive 1,291 Square Feet, The Property Boasts Four Well-proportioned Bedrooms, Making It An Ideal Family Home.



Full Description

Upon Entering, You Are Greeted By A Spacious Hallway, Ground Floor W.C & Good-sized Lounge Providing Ample Space For A Growing Family And Entertaining. The Heart Of The Home Is The Open Plan Kitchen And Dining Area, Which Features Elegant French Doors That Lead Directly To The Private South-west Facing Rear Garden. This Outdoor Space Is Perfect For Enjoying Sunny Afternoons Or Hosting Gatherings With Family And Friends.

The Property Has Been Thoughtfully Extended To The Rear, Creating An Additional Room That Can Serve As A Home Office Or A Versatile Space Tailored To Your Needs. The Separate Utility Room Adds To The Practicality Of The Home, Ensuring That Daily Chores Are Managed With Ease.

For Those In Need Of Extra Storage, The Attached Garage With An Apex Roof Presents An Excellent Opportunity. It Offers Not Only Storage Solutions But Also The Potential For Conversion, Subject To The Necessary Planning Permissions.

This Residence Is Ideally Situated In A Friendly Neighbourhood, Close To Local Amenities And Excellent Transport Links, Making It A Wonderful Place To Call Home.

Location

Wimpole Road Can Be Accessed Via Bishopton Road West, Turn Onto Wimpole Road & Follow It Round To The Left & The Property Sits On The Right.

- St Patrick's Primary School - 2 Minute Walk
- Fairfield Primary School - 2 Minute Walk
- Ian Ramsey CE Academy - 15 Minute Walk
- Stockton Sixth Form College - 20 Minute Walk
- Our Lady & St Bede - 20 Minute Walk

Distance Times Estimated Using Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

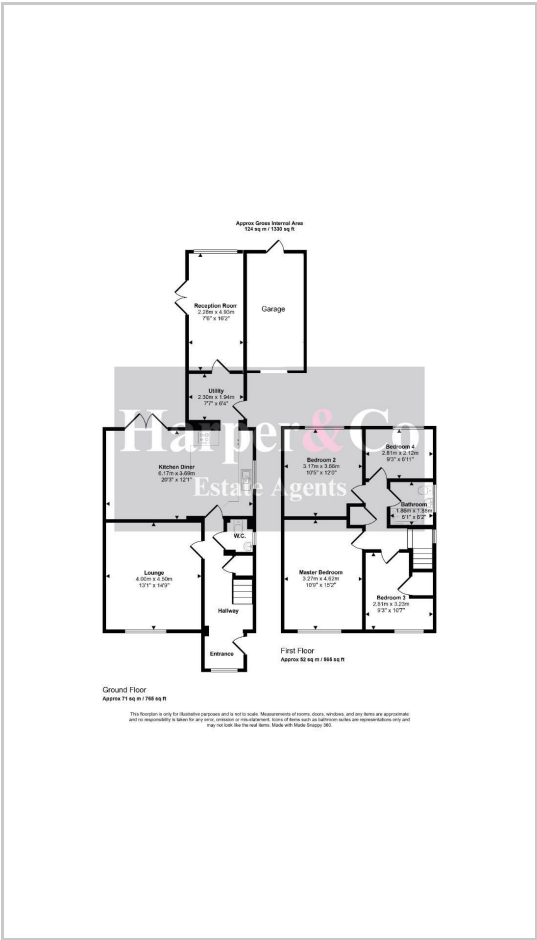
Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations:In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

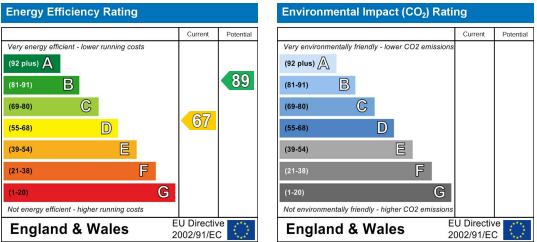
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.