



34 Fairfield Road

Fairfield, Stockton-On-Tees, TS19 7AW

£325,000



Spanning 1,954sqft Of Floor Area - A Versatile Detached Bungalow, Currently Configured As Two Bedrooms But Offering The Potential For Three Or Even Four, Is A Rare Opportunity In This Highly Sought-After Location. Blending Modern Upgrades With Original Features And Generous Living Space, This Home Strikes The Perfect Balance Of Comfort And Character. Positioned On A Substantial Plot With A South-West Facing Rear Garden, It's Ideal For Downsizers Unwilling To Compromise Or Buyers Seeking Spacious Single-Level Living With Room To Grow.



Full Description

Recently Fully Rewired And Fitted With A New Boiler (2024), The Property Has Been Thoughtfully Modernised, Including A Stunning Open-Plan Kitchen/Diner (Installed In 2022), Complete With A Quartz Worktop And Splashback, Inset Sink With Inbuilt Drainer, And Integrated Appliances Including Fridge Freezer, Oven, And Microwave. A Walk-In Pantry And Utility/Laundry Room Provide Excellent Storage And Functionality.

Step Through The Original Mouseman Door Into A Warm And Characterful Home Where Natural Light Floods The Dual-Aspect Living Spaces, And French Doors Open Out To A Sun-Drenched, Well-Established Garden—Perfect For Entertaining.

A Spacious Walk-In Double Shower Wet Room, Extensive Storage Throughout, And A Large Loft Room With Further Part-Boarded Loft Space Offer Flexibility And Scope For Future Conversion (Subject To Planning). A Long Private Driveway, Detached Garage, And Proximity To Bus Routes And Local Amenities, Including Hartburn Village And Ropner Park, Make This Property As Practical As It Is Charming.

Location

Nearby To Many Local Amenities, Bus Routes & Useful Road Links Such As The A19 & A66.

- St Mark's Church Of England Academy Primary School - 13 Minute Walk, 4 Minute Drive.
- St Patrick's Catholic Primary School - 12 Minute Walk, 4 Minute Drive
- Ian Ramsey Church Of England Academy - 10 Minute Walk, 2 Minute Drive
- The Grangefield Academy - 16 Minute Walk, 5 Minute Drive
- A66 - 7 Minute Drive
- A135 - 8 Minute Drive

All Distance Times As Suggested By Google Maps.

Note

Please Find The Attached Brochure With Material Information For Buyers.

Disclaimer

These Details Are Provided In Good Faith But Do Not Form Part Of Any Offer Or Contract. Harper & Co Estate Agents Ltd And Their Staff Are Not Authorised To Make Statements Or Guarantees About The Property.

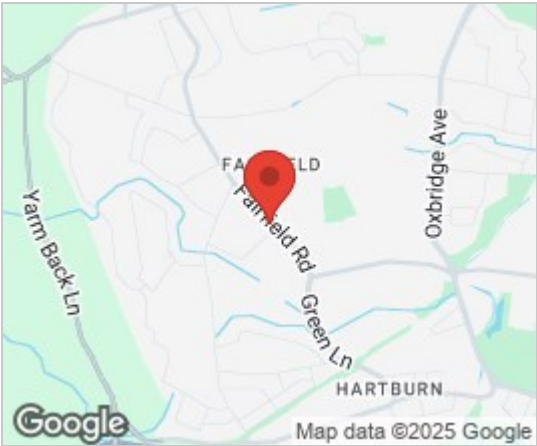
We Aim For Accuracy, But These Particulars Are Only A General Guide. If There’s Something Important To You, Please Contact Us So We Can Confirm The Details—Especially Before Travelling Long Distances To View.

Measurements Are Approximate And Should Not Be Relied Upon As Exact. We Have Not Tested Any Services, Appliances, Or Equipment, So We Recommend That Buyers Arrange Their Own Checks Or Surveys Before Making An Offer.

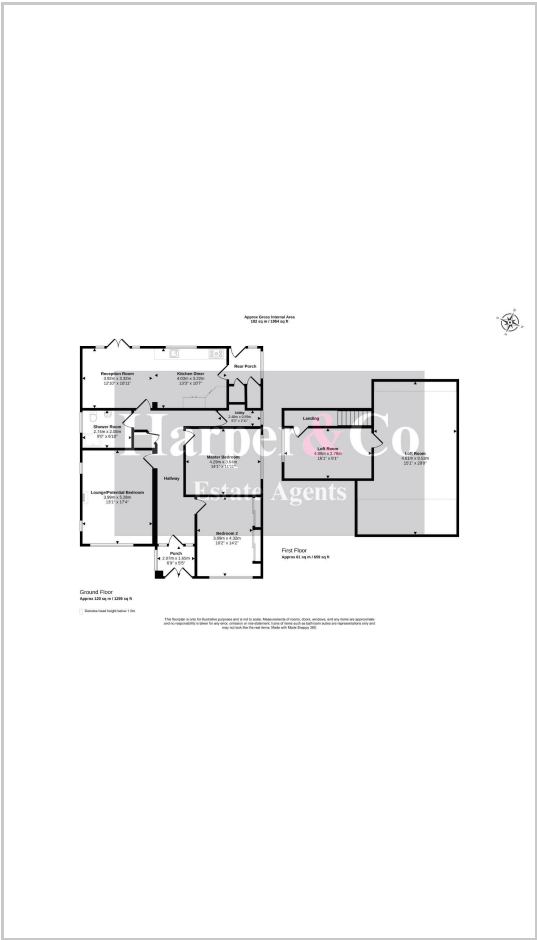
Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

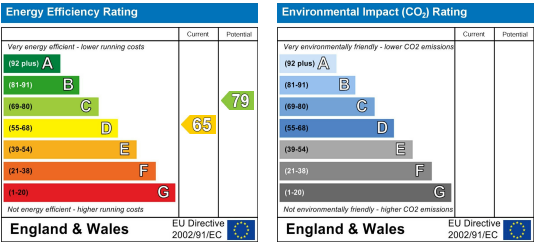
Area Map



Floor Plans



Energy Efficiency Graph



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