



Situated in a highly sought-after location, this property presents an excellent opportunity for buyers looking to create a wonderful family home. While the property would benefit from a programme of refurbishment and modernisation, it offers substantial potential to add value and tailor the accommodation to individual requirements.

The location is a particular highlight, being conveniently positioned close to a range of local amenities including shops, well-regarded schools, and excellent public transport links, making it ideal for families and commuters alike.

The accommodation briefly comprises an entrance hallway leading to a spacious open-plan lounge and dining area, providing a versatile living space, together with a fitted kitchen on the ground floor.

To the first floor are two generously sized double bedrooms, a further single bedroom, a family bathroom, and a separate WC.

Externally, the property enjoys mature gardens to both the front and rear, offering plenty of outdoor space for gardening enthusiasts or family enjoyment. A driveway provides off-road parking and leads to a detached garage.

Offered to the market with no onward chain and vacant possession, this is a rare opportunity to acquire a property with enormous potential in a prime residential location.

**Upsall Grove, Fairfield, Stockton-On-Tees, TS19 7QP**

**3 Bed - House - Semi-Detached**

**£185,000**

**EPC Rating:**

**Council Tax Band: C**

**Tenure: Freehold**



# Upsall Grove, Stockton-On-Tees, TS19 7QP

## Entrance Hallway

Front entrance door, radiator, carpet, coved ceiling, storage.

## Lounge

Open plan with diner, double glazed window to front aspect, carpet, coved ceiling, fire and surround, radiator.

## Diner

Double glazed window to rear aspect, carpet, radiator, coved ceiling.

## Kitchen

Double glazed window to rear aspect, side access door, coved ceiling.

## Landing

Carpet, double glazed window to side aspect, coved ceiling, loft access.

## Bedroom

Double glazed window to front aspect, carpet, coved ceiling, radiator, fitted wardrobes.

## Bedroom

Double glazed window to rear aspect, carpet, coved ceiling, fitted wardrobes, radiator.

## Bedroom

Carpet, radiator, double glazed window to front aspect, coved ceiling.

## Bathroom

Double glazed window to side aspect, bath, shower, wash hand basin, tiling, storage cupboard, radiator.

## Separate W/C

Double glazed window to side aspect, carpet, WC.



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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