



## 4 bed semi-detached house to buy in TS19

Gainford Road, Fairfield,  
Stockton-on-Tees, Durham, TS19 7AA

# £360,000

 x 4  x 3  x 2

Tenure

**Freehold**

## Property features

- ✓ Extended Semi Detached Home
- ✓ Corner Plot
- ✓ Detached Garage and Gated
- ✓ Master Ensuite And Downstairs
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Situated on a generous corner plot in the highly sought-after area of Fairfield, this impressive four-bedroom extended semi-detached home offers spacious and versatile family accommodation throughout.

Beautifully enhanced by a substantial two-storey extension, the property provides well-balanced living space ideal for modern family life. Upon entering, you are welcomed by a bright entrance hallway leading to a comfortable lounge/snug, perfect for relaxing evenings. To the rear, the heart of the home is the kitchen and dining area, designed for both everyday living and entertaining. A separate family room flows seamlessly into the conservatory, creating additional reception space filled with natural light. The ground floor further benefits from a practical utility room and a convenient downstairs WC. To the first floor, there are four well-proportioned bedrooms. The impressive master suite features a walk-in wardrobe and a stylish en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the property continues to impress with a gated driveway providing ample off-street parking, a detached garage, and an enclosed rear garden offering a private outdoor space ideal for families and entertaining.

Occupying a prominent corner position within a popular residential location close to local amenities, schools, and transport links, this fantastic home presents an excellent opportunity for growing families seeking space, comfort, and convenience.

Please call the Stockton branch today for more information and to arrange an internal inspection.

Council Tax Band: C

Tenure: Freehold

Price: £360,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Entrance



## Hallway



## Lounge

3.12m x 3.76m (10'2" x 12'4")



## Dining Area

3.14m x 4.00m (10'3" x 13'1")



## Kitchen

6.39m x 1.97m (20'11" x 6'5")



## Utility Room

2.43m x 2.22m (7'11" x 7'3")



## W/C



## Family Room

3.33m x 4.99m (10'11" x 16'4")



## Conservatory

3.06m x 3.70m (10'0" x 12'1")



## Stairs to First Floor

## Bedroom One

3.45m x 2.79m (11'3" x 9'1")



## Ensuite



## Bedroom Two

2.85m x 3.95m (9'4" x 12'11")



## Bedroom Three

3.42m x 2.83m (11'2" x 9'3")



## Bedroom Four

3.06m x 1.97m (10'0" x 6'5")



## Bathroom W/C

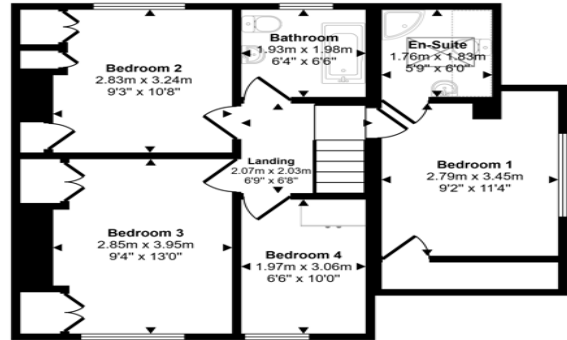
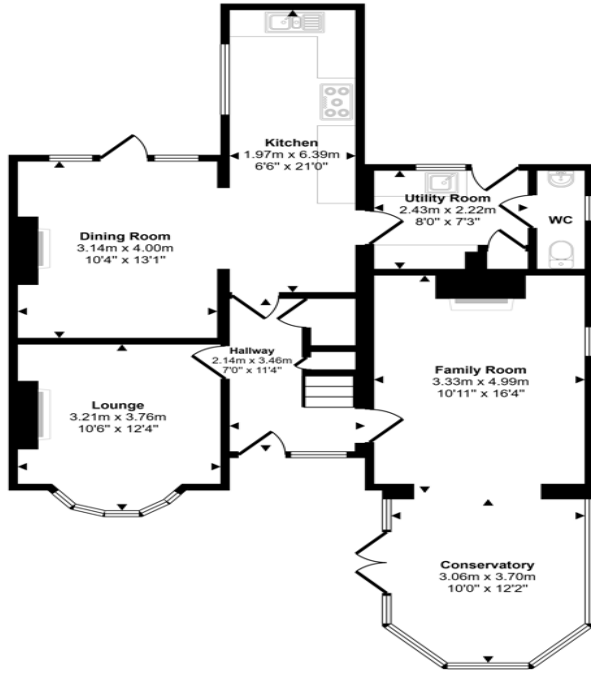
1.93m x 1.98m (6'3" x 6'5")



## External



Approx Gross Internal Area  
139 sq m / 1501 sq ft



First Floor  
Approx 57 sq m / 613 sq ft

Ground Floor  
Approx 82 sq m / 888 sq ft

Denotes head height below 1.5m

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Gainford Road, Fairfield, Stockton-on-Tees, Durham, TS19 7AA

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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