



## 1 bed terraced bungalow to buy

Limbrick Avenue, Fairfield,  
Stockton-on-Tees, Durham, TS19 7NL

**£95,000**

🏠 x1 🚗 x1 🛋️ x1

Tenure

**Freehold**

Garage parking

Garden

## Property features

- ✓ NO ONWARD CHAIN
- ✓ Popular Fairfield Location
- ✓ Corner Plot
- ✓ Well Positioned for Local Amenities and Transport Links
- ✓ EPC Rating D

## Key Information

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

## Description

Occupying a corner plot in the every popular Fairfield area of Stockton, this end of terraced Bungalow is for sale with NO ONWARD CHAIN.

With a little imagination and some TLC this could be your forever home and briefly comprises:- Entrance Hall, Lounge, Kitchen, Conservatory, Bedroom and Bathroom. Externally the property has front, side and rear gardens plus a garage.

Well positioned for local amenities, bus and transport links, this is definitely one to view.

Council Tax Band: A

Tenure: Freehold

Price: £95,000

Property Type: Terraced bungalow

USPs: Garden

Parking: Garage

Heating: Gas

## Entrance Hall

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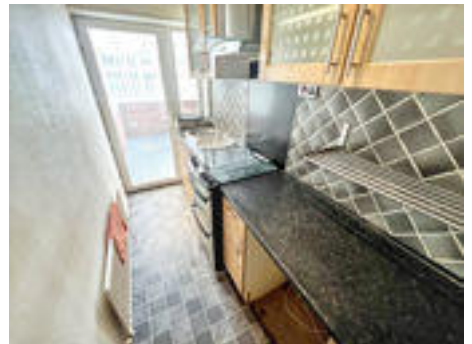
### Lounge

4.44m x 2.87m (14'6" x 9'4")



### Kitchen

2.89m x 1.27m (9'5" x 4'2")



### Conservatory

2.96m x 2.09m (9'8" x 6'10")



### Bedroom One

3.50m x 2.53m (11'5" x 8'3")



### Bathroom/Wetroom

2.63m x 1.24m (8'7" x 4'0")



## Garage

5.29m x 3.53m (17'4" x 11'6")

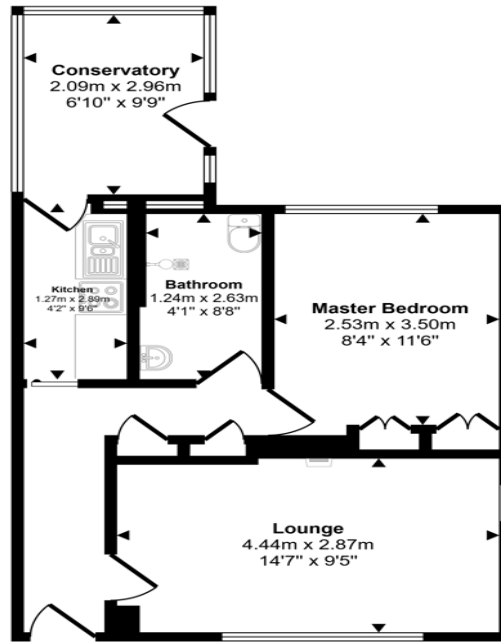


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## Externals



Approx Gross Internal Area  
45 sq m / 481 sq ft



Floorplan

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>                                   |         | 75                      |
| (55-68) <b>D</b>                                   | 66      |                         |
| (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 |

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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