



Ron Greig



Independent Valuation Surveyors and Estate Agents

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16 THE AVENUE, FAIRFIELD

We are delighted to offer for sale this four bedroom semi detached rebuild period property situated in a very private location and built around 1880's.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

NEW PRICE £159,995

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Ideally located for North Tees Hospital and all local amenities. The property briefly comprises entrance vestibule, living room, dining room, family room/snug, kitchen/breakfast, utility and ground floor WC.

To the first floor there are four bedrooms and three bathrooms.

Externally there are gardens to the front and rear, driveway providing off road parking and single attached garage. (the adjoining cloakroom utility area is suitable subject to planning for easy conversion to granny flat.)

Viewing a must on this ideal family residence.

Ground Floor The property is entered through a partially glazed UPVC door leading into the Entrance Vestibule which leads directly into the Living Room.

Living Room (13'3 x 14'6) Front facing with wooden flooring, sunken ceiling lights and access to the Dining Room and Snug/Family Room can be gained from here.



Dining Room (14'11 x 10'6) Front facing with wooden flooring, sunken ceiling lights and archway leading to the Kitchen.

Kitchen/Breakfast (16'3 x 10'3)



Family Room/Snug (13'4 x 10'2) with staircase giving access to the first floor, wooden flooring, sunken ceiling lights and UPVC French doors giving access to the rear of the property.



Utility with partially glazed UPVC door giving access to the rear of the property. Situated off the Utility is a ground floor WC.

First Floor Access to the four bedrooms and family bathroom are access from the Open Landing with smoke detector.

Master Bedroom (13'4 x 8'11) Front facing with wooden flooring and sunken ceiling lights. En-suite – which can also be access via the Open Landing has sunken ceiling lights, extractor and wooden flooring.

Bedroom Two (15' x 10'5) Side facing with wooden flooring, sunken ceiling lights and 'Jack n Jill' En-suite – which can also be gained from Bedroom Three.

Bedroom Three (10'3 x 9'8) Rear facing with wooden flooring and sunken ceiling lights.

Bedroom Four (11'3 x 9'7) Rear facing with wooden flooring, sunken ceiling lights and En-suite.

External Features

Garden to the front of the property with driveway leading to the single attached garage. To the rear of the property is a small enclosed garden.

Additional Information

Pine internal doors throughout.

Viewing: By appointment through the agents.

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- ***Computerised mortgage sourcing systems** giving access to both high street lenders and to broker specific special deals with 'decisions in principle' in minutes and Mortgage Certificates issued (subject to status)
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