



## 1 bed terraced house to buy in

Cardinal Grove, Fairfield ,  
Stockton-on-Tees, Durham, TS19 7ST

**£100,000**

🏠 x1 🚗 x1 🚲 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Popular Fairfield Location
- ✓ South West Facing Rear Garden
- ✓ Driveway For Multiple Vehicle
- ✓ Within Reach to Local Schools, Shops, Amenities and Transport
- ✓ EPC Rating C

## Key Information

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

## Description

Situated in the ever-popular Fairfield area, this well-presented one-bedroom terrace home on Cardinal Grove offers comfortable living with excellent outdoor space and generous parking, making it ideal for first-time buyers, downsizers or investors alike.

The property briefly comprises a welcoming lounge, providing a bright and comfortable space to relax, and a fitted kitchen offering practical storage and worktop space. To the first floor is a spacious double bedroom and a bathroom fitted with a modern suite.

Externally, the home benefits from a front garden and south-facing rear garden, perfect for enjoying the sun throughout the day and ideal for outdoor dining or entertaining. A key feature of the property is the driveway providing off-street parking for multiple vehicles, a rare and valuable addition in this location.

Conveniently positioned within reach to local amenities, schools, and transport links, this property combines a popular residential setting with access to Stockton town centre and surrounding areas.

For more information and to arrange an internal inspection please contact the Stockton Branch today.

Council Tax Band: A

Tenure: Freehold

Price: £100,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance



## Lounge

3.87m x 3.35m (12'8" x 10'11")



## Kitchen

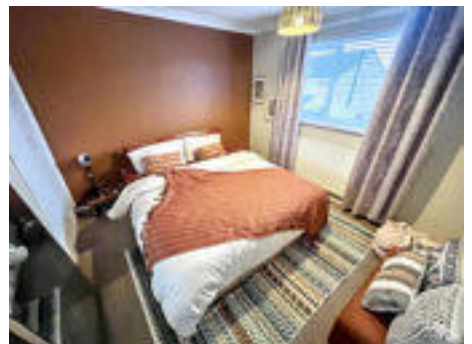
3.99m x 1.51m (13'1" x 4'11")



## 1st Floor Landing

## Bedroom

3.13m x 3.01m (10'3" x 9'10")



## Bathroom

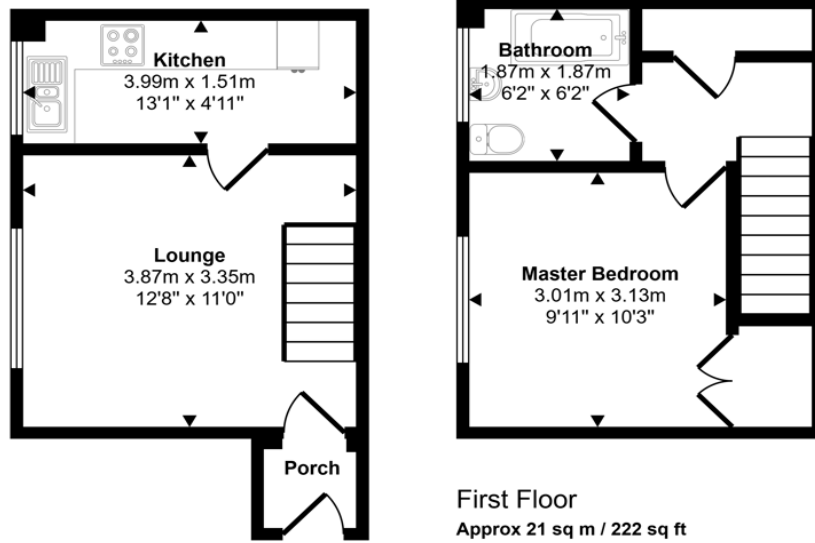
1.87m x 1.87m (6'1" x 6'1")



## Extrenal



Approx Gross Internal Area  
42 sq m / 448 sq ft



**Ground Floor**  
Approx 21 sq m / 226 sq ft

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>			90
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(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:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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