



3 Haxby Road, Middleton St. George  
Darlington



In Excess of £120,000



## 3 Haxby Road

Middleton St. George, Darlington

Situated in the charming village of Middleton St George near Darlington, this delightful two-bedroom semi-detached home offers a wonderful opportunity for those looking to create their perfect living space. Upon entering the property, you are greeted by a small entrance hall leading to the stairs to the first-floor landing and a door opening into the welcoming lounge. The lounge boasts a feature electric fire and a bay window. The adjacent kitchen is fitted with a modern range of basin eye-level units and ample worktop space, along with a built-in electric oven and hob.

Ascending to the first-floor landing, you will find the master bedroom complete with built-in storage, and second bedroom to the rear. The family bathroom features a bath with a shower over, wash hand basin, and WC. Externally, the property benefits from a block-paved drive to the side and a yard to the rear, providing convenient off-road parking and outdoor space. Offered with no onward chain, this property presents a fantastic opportunity for new owners to modernise and put their personal stamp on this lovely home, making it a truly special place to call their own.

Council Tax band: A

Tenure: Freehold

- Two Bedroom Semi Detached Home
- Entrance Hall, Lounge, Kitchen
- Two Bedrooms & Family Bathroom
- Externally Block Paved Drive To Side and Yard To Rear.
- No Onward Chain - a fantastic opportunity to modernise and add your personal touch to this property.
- Energy performance rating: TBC



**Hallway:**

**Living Room:**

15'0" x 12'9" (4.52 x 3.90 m)

**First Floor:**

**Bedroom One:**

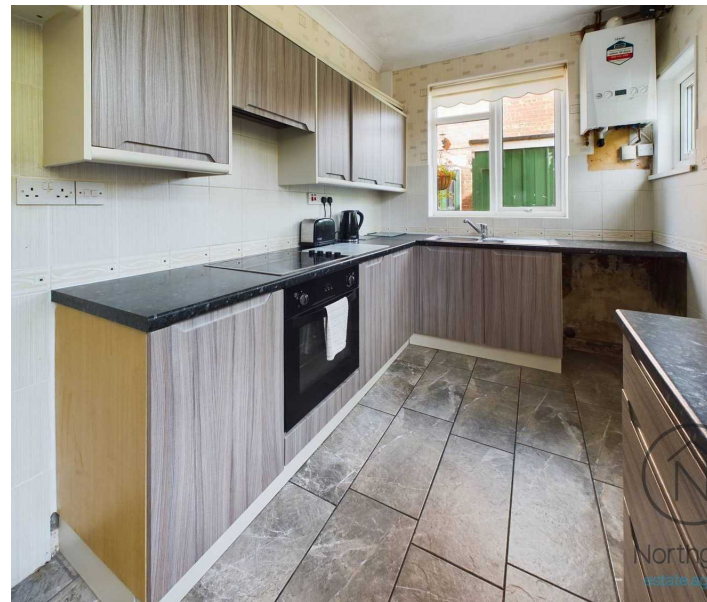
10'0" x 12'7" (3.12 x 3.84 m)

**Bedroom Two:**

8'0" x 13'10" (2.30 x 4.24 m)

**Bathroom**

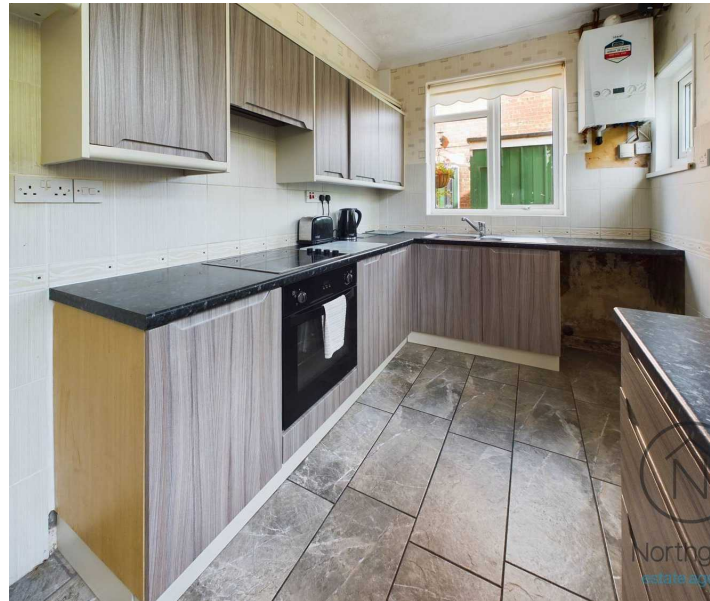
8'0" x 5'9" (2.55 x 1.78 m)

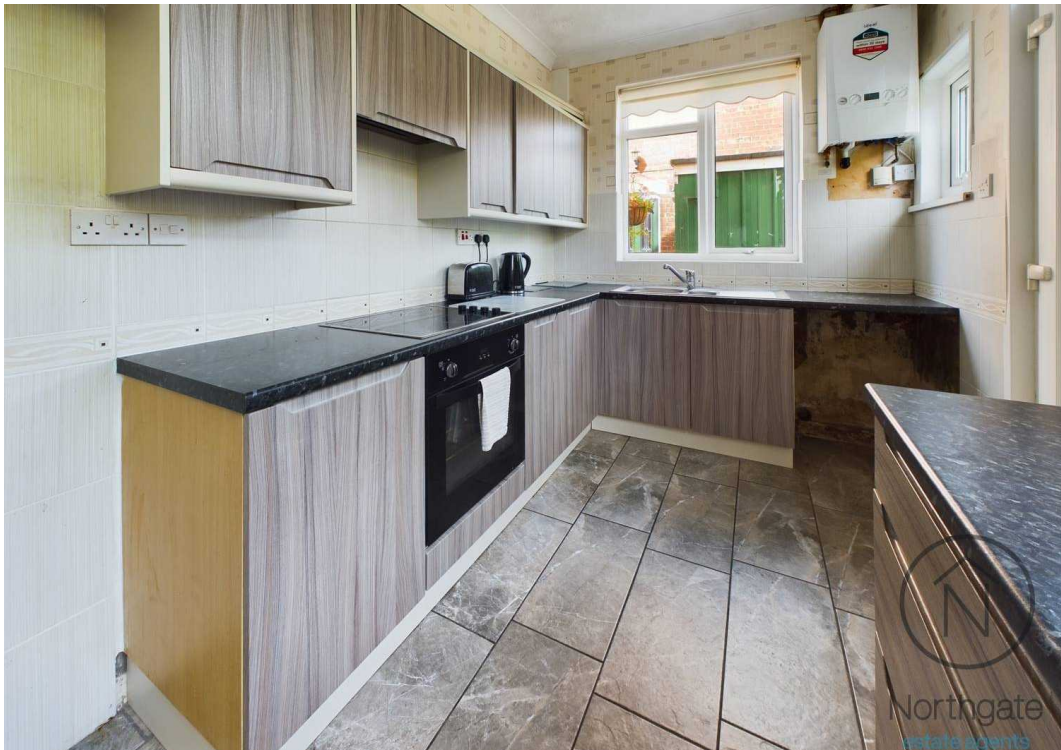


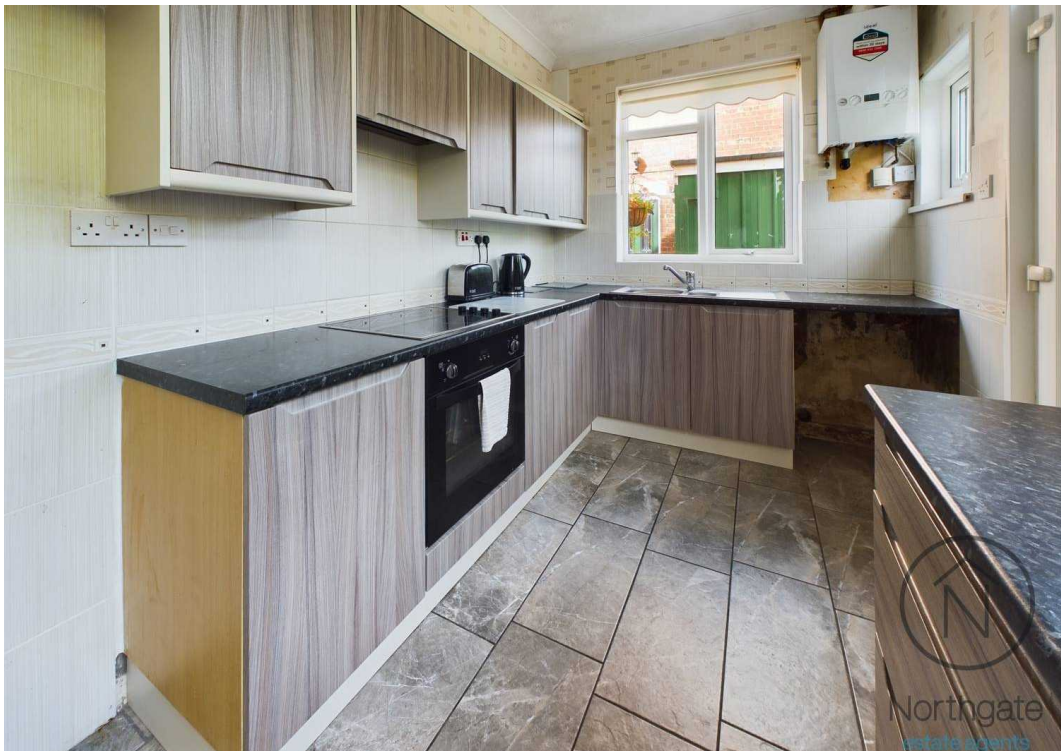


YARD

OFF STREET

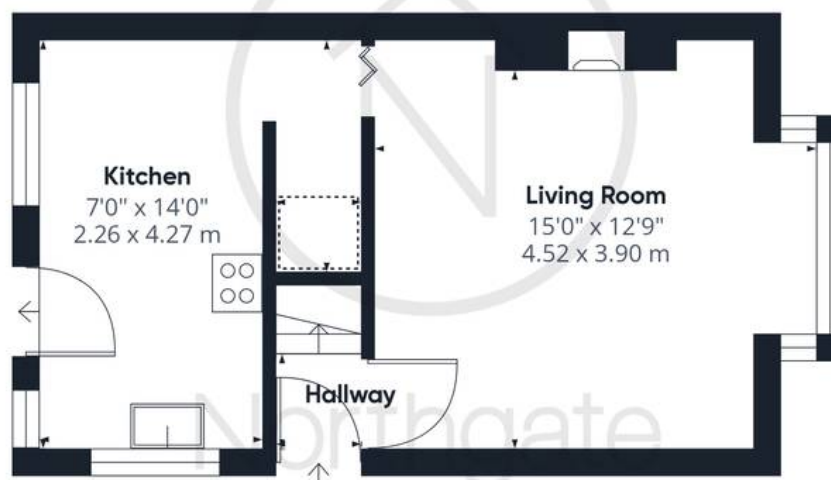








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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

620 ft<sup>2</sup>

57.6 m<sup>2</sup>

**Reduced headroom**

6.78 ft<sup>2</sup>

0.63 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Northgate - County Durham

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