



27 Oak Tree Close, Middleton St George, Darlington, DL2 1HJ
Guide Price £270,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A fantastic opportunity to purchase a three bedroom semi detached family home in the popular village of Middleton St George.

- Three bedroom family home
 - Large dining kitchen
 - Conservatory
 - Front and rear garden
 - Garage and driveway
- Energy performance rating TBC



www.vickersandbarrass.co.uk

LOCATION

Middleton St George is a picturesque village and civil parish located approximately 3.5 miles east of Darlington. The village supports a primary school, village hall, convenience stores and healthcare services.

For the commuter the village is well connected, with Teesside International Airport 0.5 miles away and the A67 linking the village to Darlington and the A66. Darlington train station is approximately 5 miles away from the village and is on the east coast mainline.

what3words ///surreal.global.lyrics

DESCRIPTION

27 Oak Tree Close is a well presented family home with flexible living accommodation. Entering the property into the entrance hallway, doors radiate to the ground floor living accommodation and there is a useful ground floor WC and wash basin. The living room is of generous proportions and lies to the front of the property having a window to the front and a

gas fire. The dining kitchen lies next to the living room with a range of wall and base units with granite worktops and tiled splash back and has a range oven with five burner hob, integrated wine cooler and dishwasher and space for a freestanding fridge freezer. The kitchen has a tiled floor with mosaic detailing. There is space for dining furniture making it well suited for family living. From the kitchen sliding doors open to the large conservatory which looks out on to the rear garden. The tiled flooring from the kitchen continues into the conservatory. Doors open to the garden.

Stairs from the entrance hallway rise to the first floor. There are two large double bedrooms lying to the front of the property, both having windows to the front allowing natural light into the rooms. The third bedroom lies to the rear and has a window overlooking the garden and a useful storage cupboard. The family bathroom is fully tiled comprising a bath with shower over, WC and wash basin.

Externally, to the front of the property is a lawned garden with gravel driveway for multiple vehicles. There is a detached single garage with gate to the side providing access to the garden at the rear. The rear garden is lawned with a shrub borders and patio area perfect for outdoor seating.

SERVICES

The property is served by mains electricity, water and drainage and has mains gas central heating.

COUNCIL TAX BAND

Durham County Council Tax Band C.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating TBC.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning



Information Service there is a very low risk of flooding from surface water, rivers and sea.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Darlington Borough Council
www.darlington.gov.uk
01325 405333

NOTES

Particulars prepared – June 2025
Photographs taken – May 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as

statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in



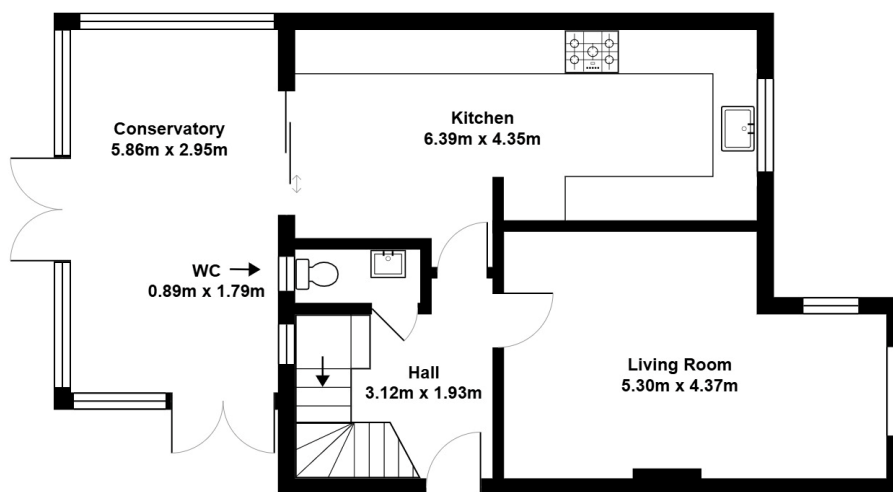
good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw and to generally amend the particulars or method of sale.

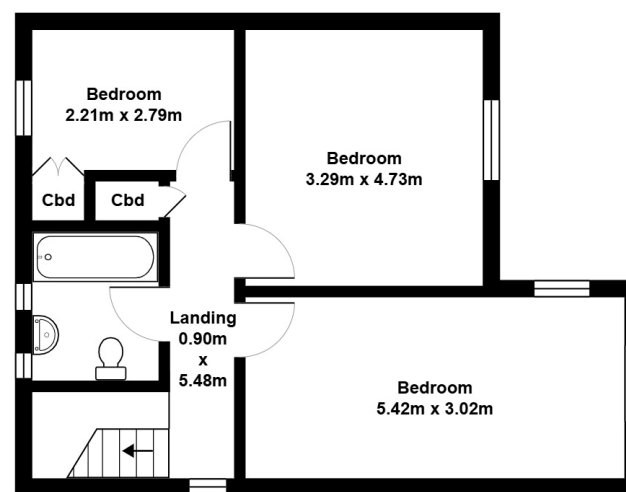
The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





Ground Floor



First Floor

All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tow Law Office

16/17 Castle Bank

Tow Law, Bishop Auckland

DL13 4AE

☎ 01388 730095

✉ info@vickersandbarrass.co.uk

Darlington Office

Humbleton Park

West Auckland Road, Darlington

DL2 2YH

☎ 01325 728084

✉ darlington@vickersandbarrass.co.uk

www.vickersandbarrass.co.uk



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