

Goosepool Way, Middleton St. George, Darlington, DL2 1RE
Offers in the region of £194,995



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Council Tax Band: C

**** VURV Estates ** The Art of Property -**

Announce this beautifully presented semi-detached property * Sought-after development * Picturesque village * Open to offers * Ensuite to principal bedroom * Garden South/Southwest facing *

Viewings come strongly recommended from VURV Estates for this modern family home newly built 2019 and still within its 10 year NHBC Building Warranty. A fantastic plot on the development with parking for two vehicles and nicely appointed garden with South aspect. The property has been well priced in today's market and we anticipate demand to be high.

Ground floor

Light & airy hallway, Cloak/wc, beautifully appointed Kitchen to the front and large lounge/diner to the rear with French doors to the garden perfect for entertaining family and friends.

First floor

Landing opening to three nicely presented bedrooms, the principal of particular interest enjoying an en-suite shower room and fitted mirror wardrobe. To complete the internal accommodation is the family bathroom.

Externally

Parking for two vehicles to the front and enclosed garden to rear which has been improved by the present owner, and a great place to relax during those warmer months.

Please note:

Council tax Band - C

Tenure - Freehold

EPC - B

There is a charge of £12.64 per month for maintenance of open spaces.

VURV Estates 'The Art of Property'

Selling homes in Darlington & surrounding with forward thinking Estate Agency.

Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

Principal elevation

Entrance hallway

Cloak/w.c

Kitchen

10'10" x 7'6" (3.31 x 2.29)

Lounge/diner

16'2" x 14'9" (4.93 x 4.51)

First floor landing

Principal Bedroom

12'7" (max) x 10'5" (3.84 (max) x 3.20)

En-suite

Second Bedroom

10'9" x 7'9" (3.28 x 2.37)

Third Bedroom

7'4" x 6'9" (2.26 x 2.06)

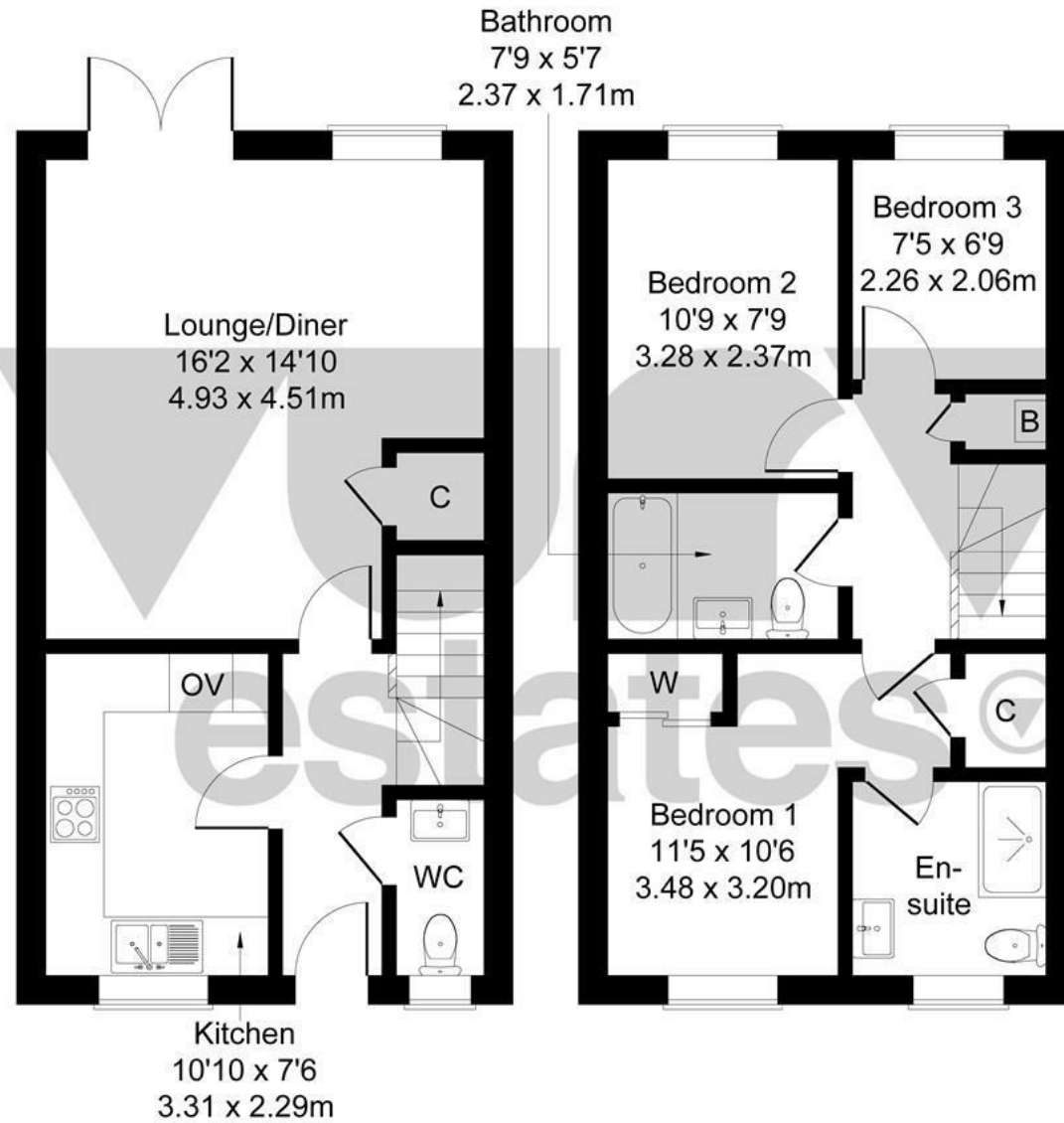
Family Bathroom

Rear Garden



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Approximate Gross Internal Area: (818 sq ft - 76 sq m.)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2024
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