

Browns Buildings, Middleton St. George, Darlington, DL2 1EJ  
Offers in excess of £150,000





# **Browns Buildings, Middleton St. George, Darlington, DL2 1EJ**

## **Offers in excess of £150,000**

### **Council Tax Band: A**

#### **\*\* VURV estates \*\* The Art of Property -**

**Impressive home in the heart of the charming village of Middleton St. George. This end-terrace property at Browns Buildings presents a wonderful opportunity for first-time buyers, families, or as an investment opportunity. The property boasts a deceptively spacious layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining, the lounge enjoying a delightful multi-fuel stove, which creates a warm and welcoming atmosphere.**

With three double bedrooms, this home is perfect for those seeking comfort and versatility. The current owner has significantly enhanced the property, introducing sumptuous interior design throughout along with a luxurious bathroom, which is a true highlight, showcasing a stunning roll-top bath and a double walk-in shower, offering a touch of elegance and indulgence.

The location is particularly appealing, situated in a sought-after village that offers lovely walks and a variety of shops and amenities. Additionally, the property is conveniently close to Darlington Train Station, the A1(M), A66, and Teesside International Airport, making it an ideal choice for commuters.

This home is offered with no onward chain, allowing for a smooth transition for the new owners. Whether you are looking for a family residence, a first home, or an investment opportunity, this property is sure to impress with its blend of modern improvements and charming character. Contact VURV estates today!

#### **Ground floor**

Entrance lobby with stairs to the first floor. Lounge to the front with a fabulous Multi-fuel stove, and dual aspect archways opening to the separate dining room ideal for entertaining. The kitchen to the rear of the ground floor is a 'galley style', providing a good range of units, dual-fuel cooker (installed 2019) with chimney style extractor, tile flooring and access to rear lean-to utility/store room. The larger than average single garage is also accessible from the kitchen which means it is possible to reach cars

undercover, a feature not to be underestimated during those colder months. It is ideal for storage or secure parking and houses the Vaillant Combi boiler.

#### **First floor**

Landing with hatch with fitted ladder allowing loft access. Three generously sized bedrooms, two large doubles plus a small double, currently used as an office. Completing the internal accommodation is a truly impressive bathroom which has been improved with little regard for cost enjoying a roll-top bath and double walk-in shower.

#### **Externally**

Pleasant forecourt to front and small enclosed yard area to rear along with the garage, also accessible from the rear, with up & over door, lighting & power.

#### **Please note**

The property enjoys uPVC double glazing and gas central heating.

#### **Please note:**

Council tax Band - A

Tenure - Freehold

EPC Rating: C

Total sq ft to be considered guide only & includes garage.

#### **VURV estates 'The Art of Property'**

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networking events across the country.

#### **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 lobby**

#### **Lounge**

#### **Separate dining room**

#### **Kitchen**

#### **First floor landing**

#### **Principal bedroom**

#### **Second bedroom**

#### **Third bedroom**

#### **Bathroom**

#### **Rear yard**

#### **Garage**

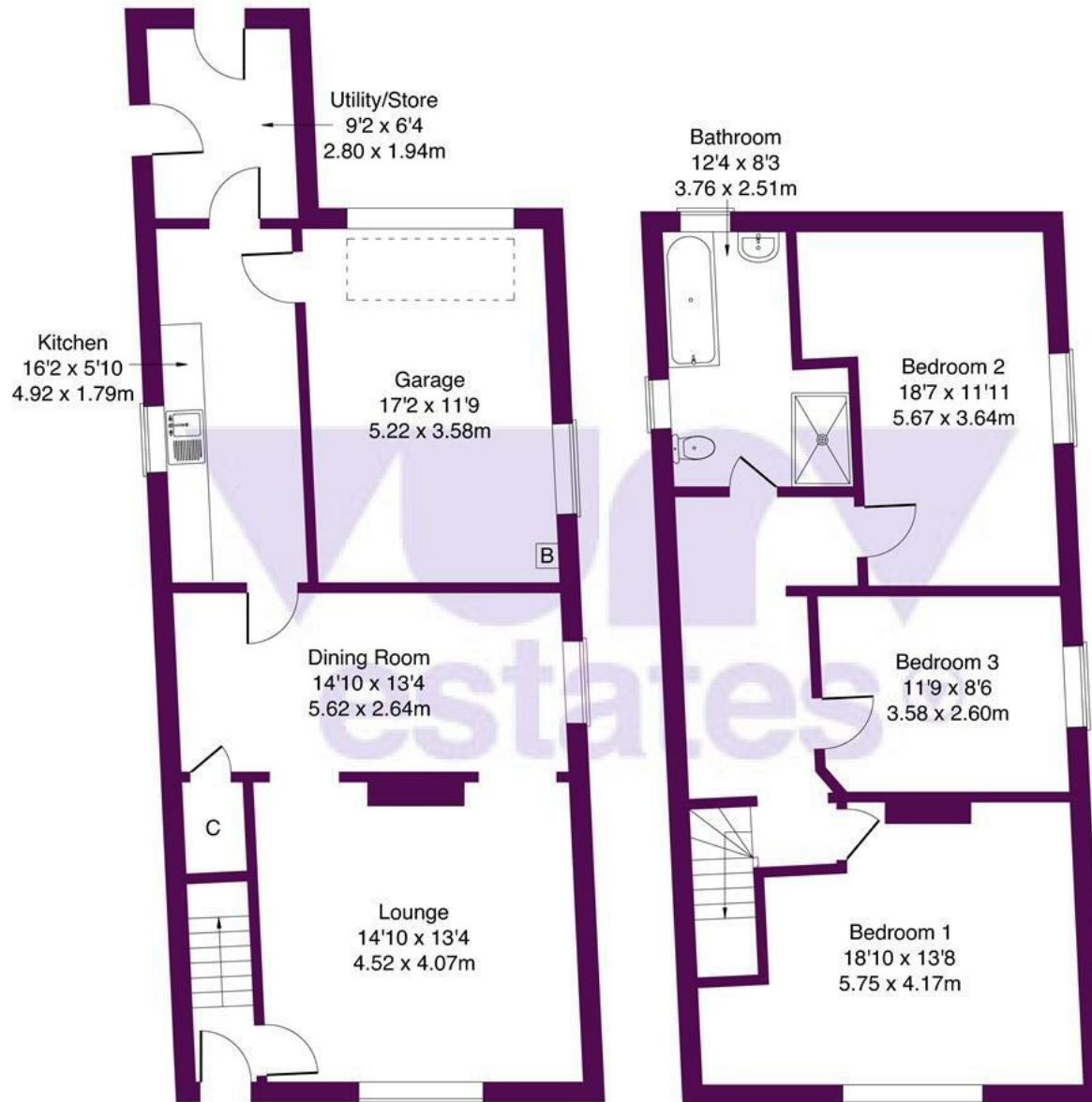






# Browns Buildings

Approximate Gross Internal Area: (1604 sq ft - 149 sq m.)



Ground Floor

First Floor

Not to Scale. Produced by The Plan Portal 2025  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

