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St. Annes Gardens  
Middleton St. George, Darlington, DL2 1AQ  
**Offers over £200,000**

House - Semi-Detached  
2 Bedroom/s  
1 Bathroom/s



**OPEN VIEWS TO THE REAR.** Tucked away within this highly desirable location just off Middleton Lane, this impressive semi-detached property has been refurbished to a high standard in recent years. The property benefits from large DRIVEWAY allowing off road parking which in turn leads to a single GARAGE with electric remote door, a large rear garden with beautiful views over adjoining fields. The internal accommodation comprises an entrance hallway, a well appointed living/diner room with feature fireplace, the kitchen has been totally refitted with a range of contemporary units and integrated appliances, also having views over the rear garden and fields beyond. The ground floor bathroom/WC is fitted with a white suite and overhead shower. To the first floor is a landing area and TWO double bedrooms. both having useful storage.

Externally having an enclosed front garden and large rear garden which is mainly laid to lawn. Buyers please note that early viewing is needed in order to appreciate every aspect of this fine home.







- IMPRESSIVE HOME
- CUL-DE-SAC LOCATION
- VIEWS OVER ADJOINING FIELDS TO THE REAR
- TWO DOUBLE BEDROOMS
- REFURBISHED TO A HIGH STANDARD
- LARGE REAR GARDEN
- POPULAR VILLAGE LOCATION
- LARGE DRIVE & GARAGE

#### **GENERAL INFORMATION**

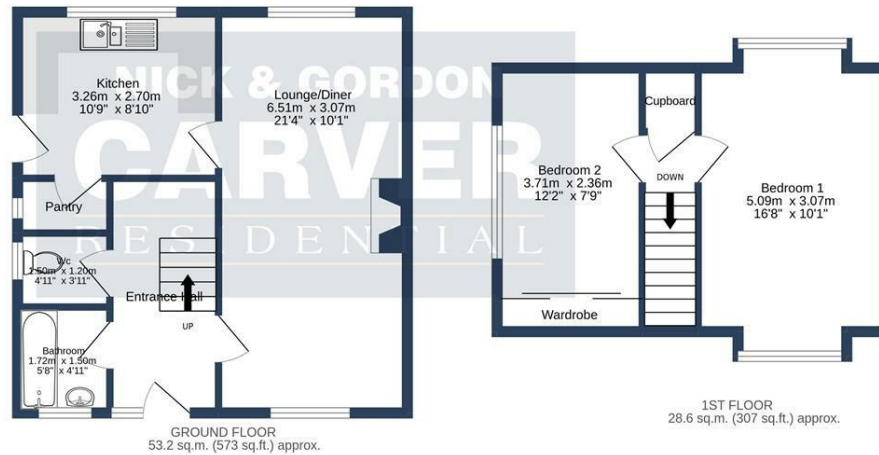
Tenure: Freehold

Services Gas central heating, mains electric, water and drainage.

PVC Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)





15 ST ANNE'S GARDENS, MIDDLETON-ST-GEORGE, DL2 1AQ.

TOTAL FLOOR AREA : 81.8 sq.m. (880 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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MAB 6202



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