

Folland Court Middleton St. George Darlington DL2 1TP Price £175,000



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Situated Middleton St. George, Darlington - this charming Semi detached house that could be your next dream home! This delightful property boasts a modern kitchen and dining area, one reception room, two bedrooms, and a convenient downstairs toilet, this house offers both comfort and practicality.

Situated in a lovely neighborhood, this property comes with parking space for two vehicles, making it ideal for those with a busy lifestyle. With a good-sized garden to the rear, you can relax and unwind after a long day.

The house is in impeccable condition, described as "As New," ensuring that you can move in hassle-free and start creating new memories. Whether you're a first-time buyer, a small family, or someone looking to downsize, this home offers a warm and inviting atmosphere for you to enjoy.

Don't miss out on the opportunity to make this house your own - book a viewing today and envision the possibilities that await you at Folland Court!







- Cul-de sac location
- Middleton St George
  - Good size garden
- Parking for 2 vehicles
- Modern kitchen / diner

**GENERAL INFORMATION:**

Tenure: Freehold

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

Double glazing

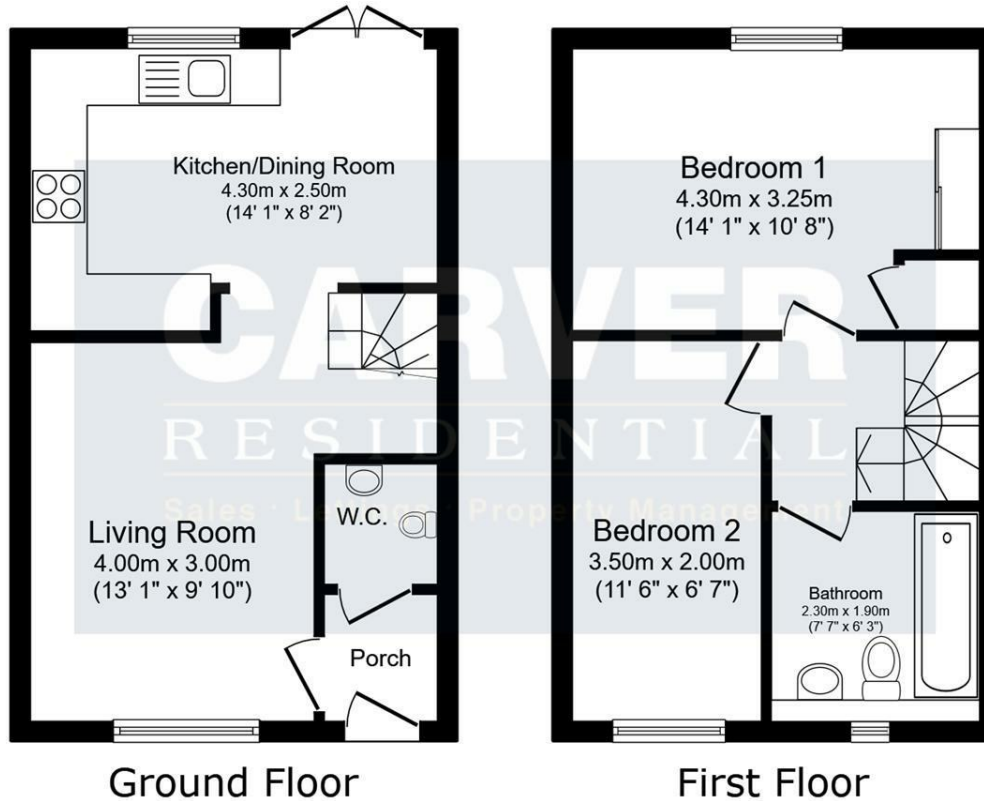
Local Authority: Darlington Borough Council  
(Tax Banding B)





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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         | 97        |
| (92 plus) A                                 |  | 83                      |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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80 High Street  
 Yarm, TS15 9AH  
 Tel: 01642 420090  
[yarm@carvergroup.co.uk](mailto:yarm@carvergroup.co.uk)

14 Duke Street, Darlington  
 County Durham, DL3 7AA  
 Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
 North Yorkshire, DL10 4QG  
 Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
 County Durham, DL5 4DJ  
 Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
 North Yorkshire, DL7 8LW  
 Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)