



**** VIRTUAL TOUR AVAILABLE ****

**** TRULY IMPRESSIVE FAMILY HOME *** HIGHLY SOUGHT AFTER MIDDLETON ST. GEORGE ****

**** LARGE REAR GARDEN *** EXCLUSIVE CUL DE SAC ****

We anticipate demand to be high for this stunning four bedroom home, comprising three bedrooms to the first floor and one bedroom to the ground floor. Nicely positioned between Middleton St George and Middleton One Row, where one can walk for miles and enjoy seeing beauty or simply relax and unwind in the generous, private rear garden.

It is a wonderfully welcoming relaxed home with well proportioned, flexible rooms, perfect for the coming and goings of a family life. It is in excellent decorative order throughout with well appointed kitchen, bathroom and en-suite facilities. There is quality flooring, a log burner to the principal reception room and a stunning galleried landing on entrance, giving a fabulous first impression. This home has so much to offer both inside and out with viewings strongly recommended at your earliest opportunity.

Please Note: Council tax band E. EPC band D. Freehold basis.

Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley).

St. Annes Gardens, Middleton St.

George, DL2 1AQ

4 Bed - House - Detached

Offers In The Region Of £365,000

EPC Rating: D

Council Tax Band: E



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ESTATE AGENTS

St. Annes Gardens, Middleton St. George, DL2 1AQ



GROUND FLOOR

Entrance hall with double glazed composite front door, lovely high ceiling with galleried landing and Velux windows flooding the entrance with natural light. Useful utility room and ground floor shower room comprising of a shower cubicle, basin and w.c. Lounge considered the principal reception room, which is both spacious, yet cosy enjoying the log burner and windows to two elevations. Separate dining room, ideal for entertaining family and friends with French doors leading to the rear. Beautifully appointed kitchen providing an excellent range of units with laminate work surfaces, incorporating a five ring gas hob with chrome chimney style cooker hood, double electric oven, integrated fridge, Bosch dishwasher and a wall mounted boiler (fitted 2019). French doors also lead to a patio area, perfect for al-fresco dining. The buyer has the option of a bedroom or third reception room which adds to what is an excellent amount of accommodation to the ground floor.



FIRST FLOOR

Fabulous galleried landing with open spindle balustrade and Velux windows. Three well dressed bedrooms is to this floor, one enjoying en-suite facilities, comprising of a shower cubicle, basin and w.c. The family bathroom completes the accommodation with a well presented white suite comprising panelled bath, basin and w.c.



EXTERNALLY

The home commands an excellent sizeable site which has huge potential. A generous block paved driveway on arrival gives fabulous curb appeal, running to the left-hand side of the property to a detached garage with timber doors for further secure parking or storage. Rear garden predominately laid to lawn with a sense of privacy, which is so often sought but, not often found with mature borders, raised vegetable beds and a garden shed.



ENTRANCE HALL

UTILITY ROOM

5'3" x 7'10" (1.62m x 2.40m)

GROUND FLOOR SHOWER ROOM

LOUNGE

11'10" x 14'9" (3.62m x 4.50m)

DINING ROOM

12'10" x 11'11" (3.92m x 3.64m)

KITCHEN

11'10" x 11'7" (3.63m x 3.54m)

BEDROOM/RECEPTION ROOM

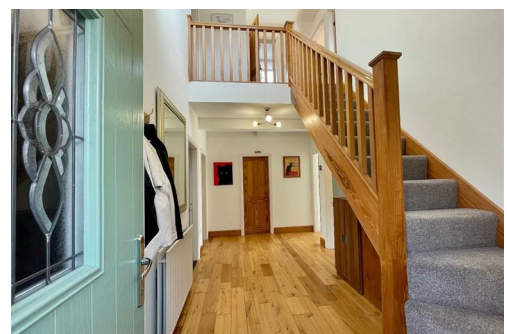
14'10" x 11'8" (4.54m x 3.57m)

FIRST FLOOR LANDING

BEDROOM

15'5" x 14'9" (4.71m x 4.52m)

EN-SUITE SHOWER ROOM/W.C.



**St. Annes Gardens, Middleton St. George, DL2
1AQ**



BEDROOM
11'10" x 7'6" (3.63m x 2.30m)

BEDROOM
12'9" x 7'4" (3.91m x 2.26m)

FAMILY BATHROOM/W.C.
7'1" x 4'5" (2.16m x 1.36m)

FRONT EXTERNAL

GARAGE
8'11" x 16'5" (2.73m x 5.01m)

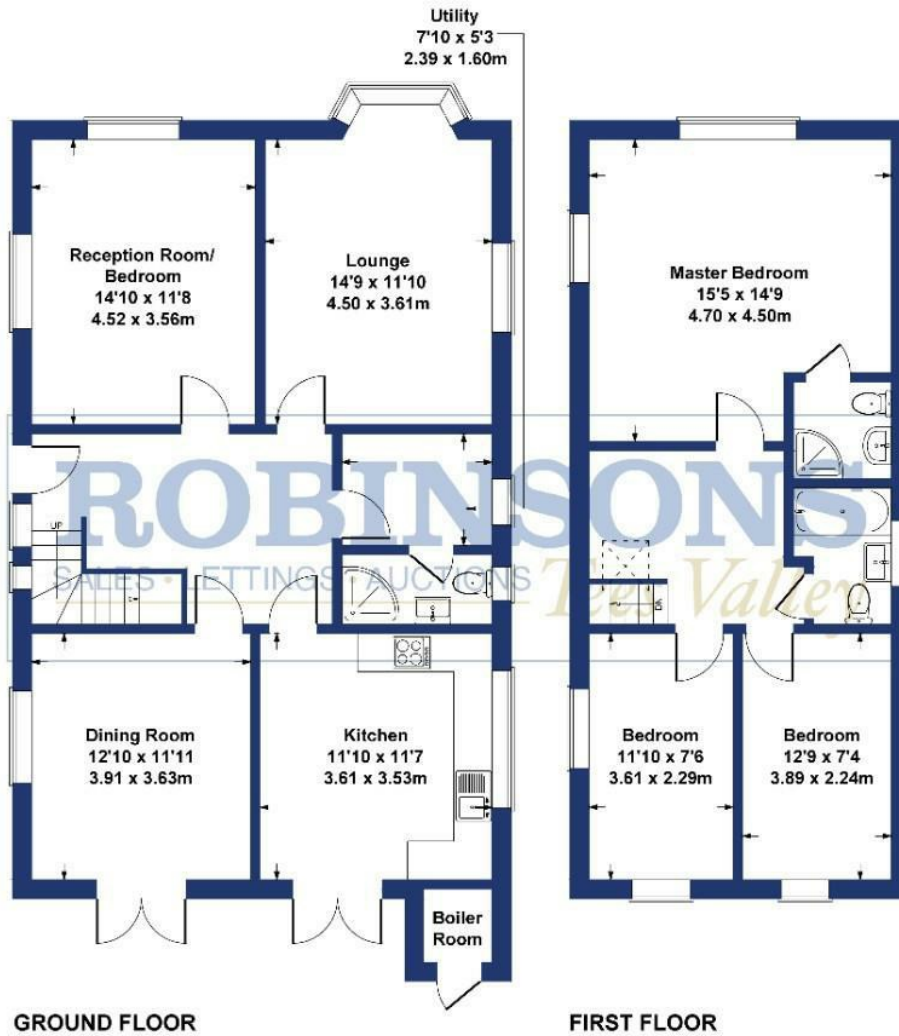
REAR GARDEN



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1AQ**

St Annes Gardens

Approximate Gross Internal Area
1600 sq ft - 149 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	78
EU Directive 2002/91/EC			

**7 Duke Street, Darlington, Co. Durham, DL3
7RX**

01325 484440

darlington@smith-and-friends.co.uk



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