

**** THREE BED TERRACE ** ** LARGE LOUNGE/DINER ****
**** GARAGE ** ** VILLAGE LOCATION ****

Beautifully presented three bed terraced property, situated in the picturesque village of Middridge. The property which benefits from having uPVC double glazing and gas central heating, lies within a short drive of Aycliffe town centre, with the larger town Darlington being within a 20 minutes drive. Good transport links to the A167 and A1(M) are within easy reach.

Early viewing is highly recommended.

Council tax band B. Freehold basis. EPC Band D.

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

Eden Grove, Middridge, DL5 7JG

3 Bed - House - Mid Terrace

Offers In The Region Of £140,000

EPC Rating: D

Council Tax Band: B

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Eden Grove, Middridge, DL5 7JG



GROUND FLOOR

A welcoming, light and airy hallway benefitting from under stairs storage which leads to a kitchen, lounge/diner and stairs to first floor. The good sized kitchen to the front aspect comprises of a range of wall and base units, contrasting worktops with space for a fridge freezer, cooker and plumbing for an automatic washing machine. The spacious lounge/diner to the rear features a large window and door overlooking the rear garden.

FIRST FLOOR

An airy landing with loft access with a loft fitted with a ladder and light switch, three good sized bedrooms and a bathroom. The well appointed bathroom comprises of a bath with overhead shower, wash hand basin and low level w.c.

EXTERNALLY

To the front of the property there is a paved patio and garage which benefits from an up and over door and rear access door, light and power. There is parking for three cars. The open aspect low maintenance rear garden features mature shrubs and overlooks the beautiful green beyond.

HALLWAY

KITCHEN

9'4" x 7'10" (2.85m x 2.40m)

LOUNGE/DINER

15'11" x 16'2" (4.86m x 4.95m)

FIRST FLOOR LANDING

BEDROOM

12'0" x 9'4" (3.67m x 2.85m)

BEDROOM

10'0" x 8'10" (3.06m x 2.70m)

BEDROOM

6'9" x 6'11" (2.07m x 2.11m)

BATHROOM/W.C.

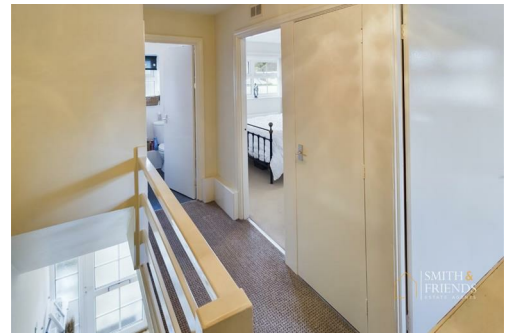
6'3" x 5'5" (1.92m x 1.66m)

FRONT EXTERNAL

REAR GARDEN

GARAGE

16'4" x 7'10" (4.98m x 2.41m)



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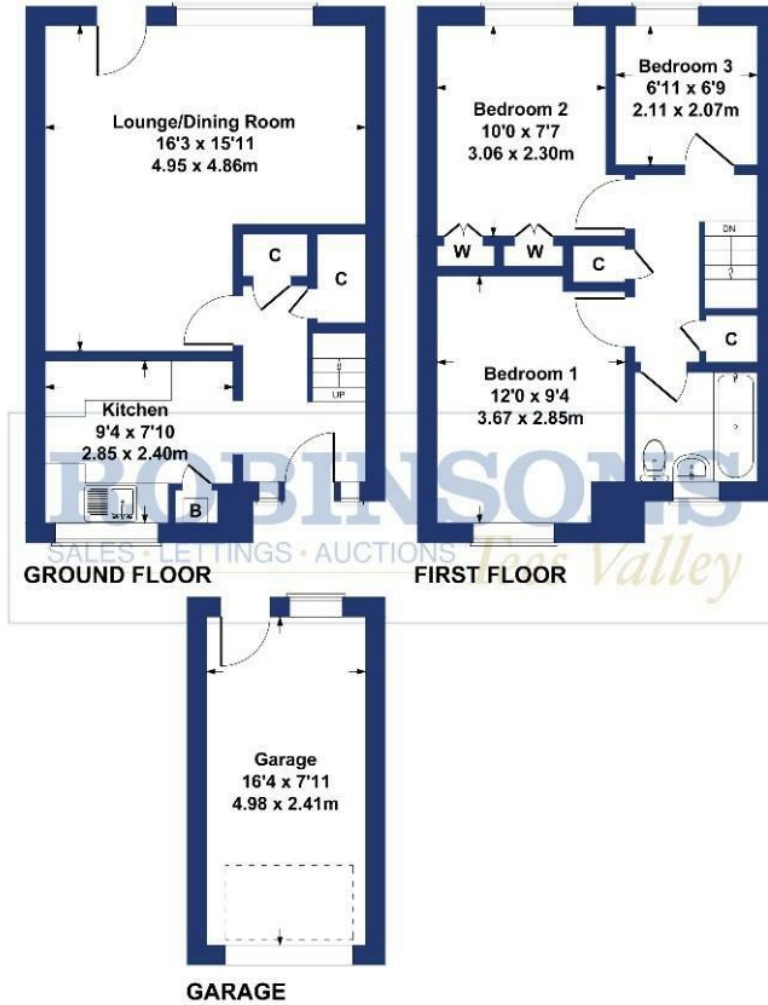


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Eden Grove

Approximate Gross Internal Area
883 sq ft - 82 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.

Produced by Potterplans Ltd. 2023

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			91
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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