



**** MODERN FAMILY HOME ** ** EN-SUITE FACILITIES ** ** REAR GARDEN **
** EXCELLENT TRANSPORT LINKS ****

Please Note: This property is marketed on behalf of Taylor Wimpey under their Part Exchange Scheme.

We are pleased to offer for sale this three bedroom modern family home located in the popular village of Middleton St George.

Middleton Saint George is ideally situated within a short drive of Darlington town centre and facilities at Morton Park retail park. The village itself has a variety of shops, schools and there is also a train station. Durham Tees Valley airport is also within a short drive.

The property briefly comprises of a hall, ground floor cloakroom/w.c., fitted kitchen with a good range of units, split level cooking facilities and stainless steel sink. The lounge has French doors to the rear garden.

Goosepool Way, Darlington, DL2 1RE

3 Bed - House - Semi-Detached

£190,000

EPC Rating: B

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Goosepool Way, Darlington, DL2 1RE



To the first floor there are three good sized bedrooms, the master with an en-suite shower room and a lovely modern bathroom/w.c.

Externally there is a private rear garden.

Please Note: EPC Band B. Freehold basis. Council tax band C.
Contact Smith and Friends for a viewing.

Entrance hall

Ground floor w.c.

Lounge
16'6x14'6 (5.03mx4.42m)

Kitchen
10'4x7'5 (3.15mx2.26m)

First floor Landing

Bedroom
10'5x8'3 (3.18mx2.51m)

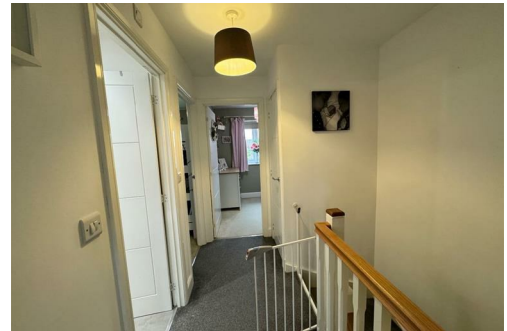
En-suite shower room

Bedroom
10'7x7'7 (3.23mx2.31m)

Bedroom
7'3x6'7 (2.21mx2.01m)

Bathroom/w.c.

Rear garden

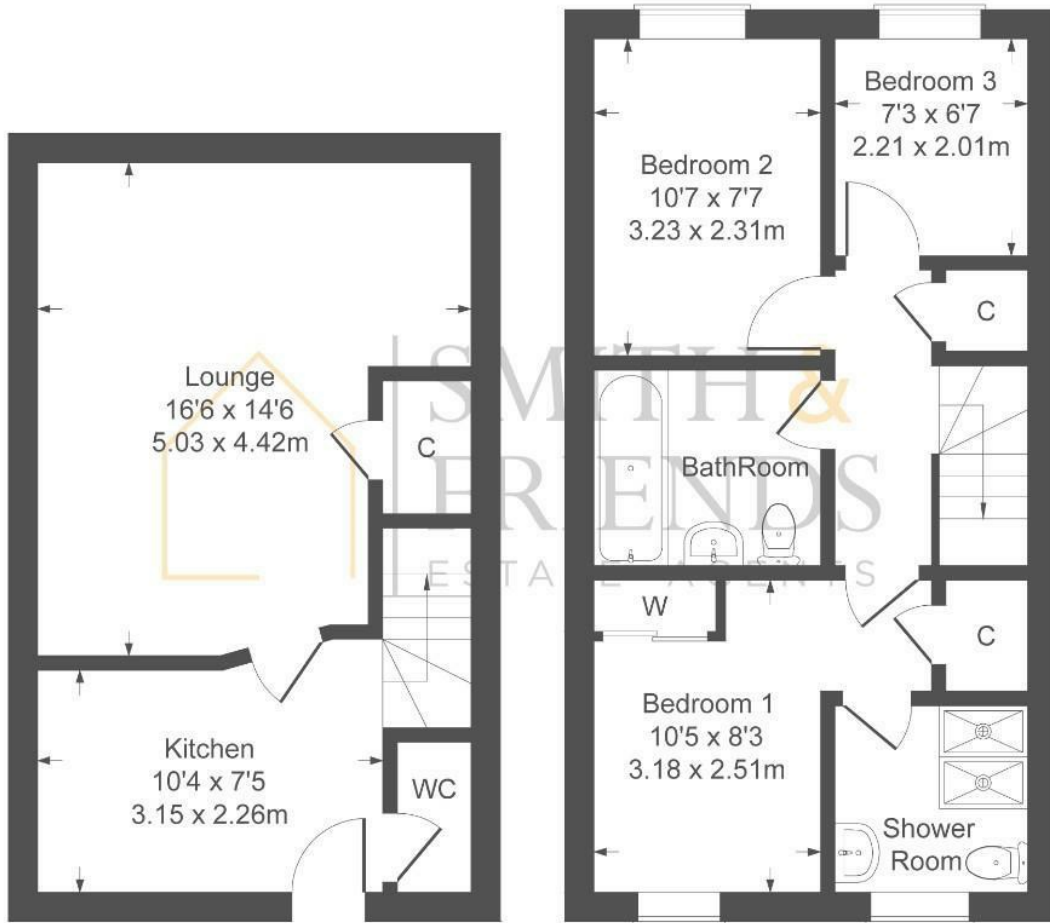


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Goosepool Way

Approximate Gross Internal Area
776 sq ft - 72 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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			96
(92 plus) A			
(81-91) B		83	
(69-80) C			
(55-68) D			
(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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