



****A Very Warm Welcome to St Margaret's Close**** What a stunning refurbishments throughout**

Turn Key property with everything you'll need and enjoy Private Secure Gardens.

This stunning, fully refurbished 3-bedroom, 2-bathroom dormer bungalow is nestled in a peaceful cul-de-sac in the charming village of Middleton St George. Boasting a modern and stylish interior, the property features a spacious open-plan living and dining area with large windows that flood the space with natural light. The kitchen is a chef's dream, with sleek countertops and high-end appliances. Two well-appointed bathrooms include contemporary fixtures, and the bedrooms offer ample space.

Outside, the property has a beautifully landscaped garden and a driveway providing ample parking. Located in the serene village setting, this home offers a perfect blend of comfort, style, and tranquility.

Please Note: Council tax band C. Freehold basis. EPC Band D
Please contact Smith & Friends to arrange of viewing

St. Margarets Close, Middleton St. George, DL2 1AH

3 Bed - House - Semi-Detached

£350,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

St. Margarets Close, Middleton St. George, DL2 1AH



Entrance Hall

Lounge
9'10" x 9'10" (3.00 x 3.01m)

Bedroom
4'0" x 7'8" (1.22 x 2.34)

Open plan Kitchen/ Dining Room
18'7" x 16'3" (5.67m x 4.97m)

Utility

Ground Floor Shower Room

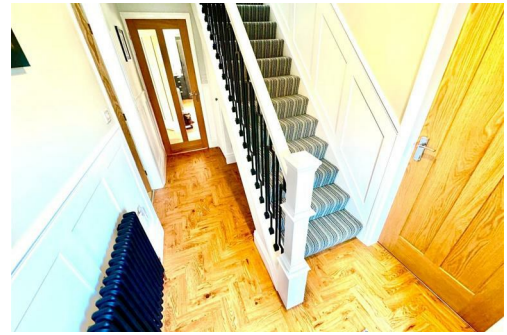
First Floor

Master Bedroom
17'8" x 9'6" (5.40m x 2.92)

Bedroom Two
7'10" x 7'10" (2.40m x 2.41m)

Bathroom/w.c.

Garage
17'1" x 7'8" (5.22 x 2.34)



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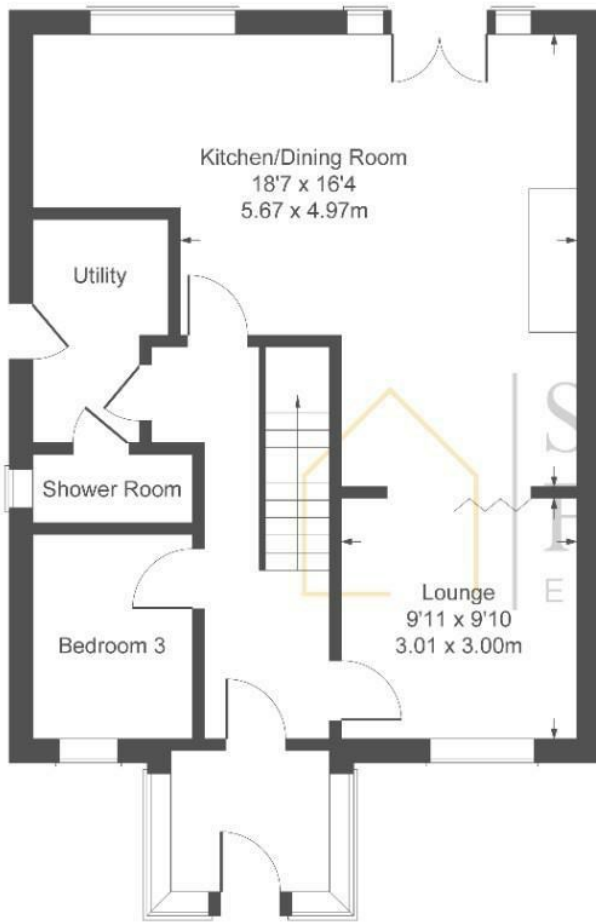


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St Margarets Close

Approximate Gross Internal Area
1076 sq ft - 100 sq m



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			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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