



**Chapel Street, Middleton St. George, Darlington,
DL2 1DA
2 Bed - House - Mid Terrace
Offers Over £150,000**

**Council Tax Band: A
EPC Rating: E
Tenure: Freehold**



**SMITH &
FRIENDS**
ESTATE AGENTS



Chapel Street, Middleton St. George, DL2 1DA

Situated in the popular village of Middleton st George this beautiful home really must be viewed to appreciate the size and quality on offer, from the extended ground floor to the sizeable rear garden with detached garage and office/store room this gorgeous two bed terrace is full of charm and ready to move into.

The ground floor comprises of a lovely sitting room with stripped floorboards a walk in bay window fitted with double glazed box sash windows, alcoves with built in storage and shelving and a lovely inglenook fireplace complete with gas fired stove ideal as a cosy retreat, whilst to the rear you will find a larger living room which opens to the large kitchen diner, the living room has been fitted with new carpeting and has the added benefit of a multi fuel stove providing extra warmth and comfort for both rooms.

The kitchen has been beautifully extended and is fitted with a comprehensive range of high gloss style units complete with built in fridge freezer, double oven, washing machine and dishwasher, a gas hob and stainless steel chimney hood are complemented by splashback tiling, the room is flooded with light having 2 velux windows aswell as French doors leading to the rear garden.

The first floor has two double bedrooms and a modern 4 piece bathroom with double ended bath, walk in corner shower, w/c and wall hung washbasin.

Externally the property also shines from the pretty front courtyard with dwarf wall and iron railings, to the large rear garden which provides a tranquil space for relaxing carefully planted to create a stunning backdrop for outdoor activities, the gated arch at the end leads to the more formal veg and fruit beds which in turn lead to the large detached garage which has an integral room previously used as a home office.

Viewing is essential to really appreciate this beautiful property.

- NO ONWARD CHAIN
- MOVE IN READY
- EXTENDED
- OPEN PLAN LIVING ROOM/KITCHEN WITH BUILT IN APPLIANCES
- SEPARATE SITTING ROOM
- MODERN BATHROOM
- LOVELY GARDENS
- DETACHED GARAGE







Chapel St Middleton St George

Approximate Gross Internal Area
958 sq ft - 89 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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

Tel: 01325 484440

darlington@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS