



Ann Cordey
ESTATE AGENTS

4 Folland Court, Middleton St. George, DL2 1TP
Offers In The Region Of £189,950



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Situated in the popular village of Middleton St George and ideally positioned in a quiet cul de sac, this THREE BEDROOM PROPERTY is not to be missed!

Built in 2019 and benefiting from the remainder of the new build NHBC certificate, the property has been well maintained and is tastefully decorated. The property comprises of; Entrance Hall, Cloaks/wc, Lounge, Open plan Kitchen/Diner. To the first floor there are Three Bedrooms, two of which are doubles as well as the family Bathroom/wc.

Externally the property benefits from off street parking for two cars, to the rear the garden has been landscaped to include a lawned area and various seating areas for enjoying the summer sun.

ENTRANCE HALLWAY

LOUNGE

14'2 x 11'09 (4.32m x 3.58m)

A spacious reception room being tastefully decorated with a UPVC window to the front aspect. The lounge leads through to the Kitchen/Diner and has a staircase leading to the first floor landing.

CLOAKS/WC

Fitted with a white suite to include a pedestal hand basin and low level wc.

KITCHEN/DINER

16'05 x 8'06 (5.00m x 2.59m)

Fitted with an ample range of modern white gloss wall, floor and drawer cabinets with stainless steel sink unit. The integrated appliances include oven and gas hob with stainless steel extractor hood. The kitchen is open plan to the dining area which is spacious and can easily accommodate a large family dining table with UPVC french doors opening out to the rear garden.

FIRST FLOOR

BEDROOM ONE

12'00 x 8'7 (3.66m x 2.62m)

A generous master bedroom with storage cupboard and fitted wardrobes with a UPVC window to the rear aspect.

BEDROOM TWO

10'05 x 8'7 (3.18m x 2.62m)

A further generous sized room , this time having a UPVC window to the front aspect.

BEDROOM THREE

7'9 x 7'7 (2.36m x 2.31m)

Sizable third bedroom currently used as a dressing room.

BATHROOM

Fitted with a white suite to include a panelled bath with over the bath electric shower and screen with pedestal hand basin and low level WC. The room has been finished with neutral tiling and a UPVC window to the front aspect.

EXTERNALLY

Externally the property benefits from off street parking for two cars, to the rear the garden has been landscaped to include a lawned area and various seating areas for enjoying the summer sun.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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