



*Ann Cordey*  
ESTATE AGENTS

16 Goosepool Way, Middleton St. George, Darlington, DL2 1RE  
Offers In The Region Of £215,000



## 16 Goosepool Way, Middleton St. George, Darlington, DL2 1RE

Situated in the ever popular village of Middleton St George and ideally positioned for local amenities and schooling, this THREE BEDROOM SEMI DETACHED property is an exciting opportunity. Having a valid NHBC Guarantee.

With upgraded fittings when built and tasteful decoration throughout the property briefly comprises of; Reception Hallway, Cloaks/wc, Kitchen, Lounge/Diner. To the first floor there are Three generously sized bedrooms and the Bathroom. The master bedroom has the benefit of a separate en suite shower room.

Middleton Saint George is ideally situated off the A167 and enjoys ease of access to Darlington and Teesside. There are well regarded local schools and independent shops and public houses. The village also has a sub-train station at Dinsdale and is very convenient for Durham Tees Valley Airport.

TENURE: FREEHOLD

COUNCIL TAX : C

### RECEPTION HALLWAY

Welcoming entrance hallway allowing access to the Kitchen, Lounge, Cloaks as well as staircase to the first floor.

### CLOAKS/WC

Useful ground floor wc facilities with window to the front.

### KITCHEN

7'5 x 10'4 (2.26m x 3.15m)

The kitchen has been re-fitted with a range of grey gloss wall floor and drawer units with under unit lighting, with contrasting work surfaces. There is an integrated oven, hob extractor, fridge freezer , stainless steel sink unit and washer/dryer. Window to the front aspect.

### LOUNGE

14'7" x 16'6" (4.47m x 5.03m)

Spacious reception room with more than enough space for family living as well as being able to accommodate a large dining table.

### FIRST FLOOR LANDING

### BEDROOM ONE

8'3 x 10'5 (2.51m x 3.18m)

The master bedroom is situated to the front of the property and has useful built in wardrobes and benefits from ensuite facilities.

### EN SUITE

Fitted with a double shower cubicle with rainfall head shower, blue tooth mirror with in built light and de-mister, wash hand basin and low level w.c

### BEDROOM TWO

7'7 x 10'7 (2.31m x 3.23m)

A spacious room having a UPVC window to the rear aspect and benefitting from TV aerial point.



**BEDROOM THREE**

6'7 x 7'3 (2.01m x 2.21m)

A sizeable single room , having a UPVC window to the rear.

**BATHROOM/WC**

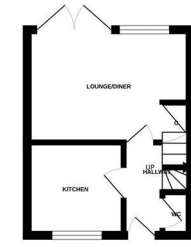
Fitted with a white suite to include a panelled double ended bath, low level WC and pedestal hand basin with chrome heated towel rail.

**EXTERNALLY**

There are gardens to the front and rear. There is an open lawned garden to the front whilst the rear garden is laid to lawn with artificial turf, a useful garden shed, outside tap, double electric socket and security lights to both the front and rear gardens. There is also a block paved driveway allowing parking for two vehicles.



GROUND FLOOR 1ST FLOOR



When every effort has been made to ensure the accuracy of the figures contained here, measurements of the above features, rooms and plot area may be approximate and the purchaser should make their own enquiries or measurements. This plan is for general purposes only and should not be used as a basis for any professional purposes. The original Agreement and particulars should be referred to for all particulars.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		96	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	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.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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