



## 42 CHAPEL STREET, MIDDLETON ST. GEORGE, DL2 1DA

**£140,000**

BEAUTIFUL TWO BEDROOM PROPERTY, Briefly comprising of entrance porch, lounge and kitchen/dining room. To the first floor there are two bedrooms and bathroom. To the rear of the property is a large private garden with patio area and a variety of mature shrubs and trees providing interest and colour throughout the year.

Located in the popular village of Middleton St George. Offering easy access to the picturesque town of Yarm, with its quaint cobbled streets and multitude of bars, restaurants and amenities. The lively market town of Darlington is just a few minutes





**ENTRANCE PORCH**  
Providing access to the Lounge.

**LOUNGE**  
**13'1" x 10'11" (3.99m x 3.33m)**  
Cozy living space with feature fireplace as the center piece of the room.

**KITCHEN/DINER**  
**13'1" x 11'5" (3.99m x 3.48m)**  
Fitted with a range of modern wall and base units with contrasting work surfaces over incorporating and one and a half bowl sink unit. Space for fridge/freezer, washing machine and electric cooker with extractor hood over. Part tiled walls, vinyl flooring, radiator and under stairs storage area. Double glazed window to the rear aspect and double glazed stable door giving access to the rear garden.

**FIRST FLOOR**

**BEDROOM ONE**  
**13'1" x 10'11" (3.99m x 3.33m)**  
Two double glazed windows to the front aspect, coving to ceiling and radiator.

**BEDROOM TWO**  
**7'10" x 7'3" (2.39m x 2.21m)**  
Double glazed window to the rear aspect, radiator, storage cupboard and wall mounted combination boiler. Access to the boarded loft space via a drop down loft ladder.

**BATHROOM/WC**  
Fitted with a white three piece suite briefly comprising of panelled bath with shower over, pedestal wash hand basin and low level WC. Fully tiled walls, extractor fan, vinyl flooring and double glazed window to the rear aspect.

**EXTERNALLY**  
To the rear of the property is a South facing rear garden laid mainly to lawn with patio area and a variety of mature shrubs and trees providing interest and colour throughout the year. Fenced boundaries, raised beds, brick built storage shed and gated access.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for descriptive purposes only and should be used as such for any prospective purchaser. The various systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given. Made with Hertsmap 1/2024

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(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.

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