



Ann Cordey
ESTATE AGENTS

23 Thorntree Gardens, Middleton St. George, Darlington, DL2 1LG
Offers In The Region Of £210,000



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Occupying a private position within the village of Middleton St George, we have great pleasure in offering for sale a unique, FOUR BEDROOMED semi-detached residence. The property has been a much loved family home and great thought has gone into the many improvements that it boasts.

The property has been extended to the ground floor to allow for a large kitchen/diner, sizeable utility room and cloaks/wc. The lounge is of a good size and very welcoming with a log burning stove at it's heart.

The generous accommodation has been well planned for family living and also offers the versatility of multi-generational living with a ground floor annexe comprising living, bedroom area and shower room/wc.

To the first floor there are three well proportioned bedrooms and a modern bathroom/wc. Sitting behind lap fencing and double gates allows for a good degree of privacy. An expanse of paving to the front allows for ample off street parking for several vehicles. The whole area is easy to maintain and leads to a further courtyard to the side and through this to the courtyard to the rear where there is plumbing for a hot tub.

The village of Middleton St George is a popular choice for a range of purchasers. For families well regarded schools are close by. There are local amenities within the village which include a Sainsburys local, cafes and pub. Along with Doctors surgery and pharmacy. There is a local train sub station at Dinsdale and excellent transport links towards Darlington and Teesside. Durham Tees Valley airport is also on hand. The surrounding area offers many countryside and river walks.

The property is warmed by gas central heating and is fully double glazed and is available with NO ONWARD CHAIN.

TENURE: Freehold
COUNCIL TAX: A

RECEPTION HALLWAY

A smart composite door opens into the reception hallway which has an attractive viny floor. The hallway leads to the lounge and the ground floor annexe and has the staircase to the first floor.

LOUNGE

13'0" x 11'1" (3.98 x 3.38)

A welcoming reception room which is tastefully presented and has a log burning stove at its heart to cast a cosy glow. A door from the lounge leads to the kitchen and a window over looks the front aspect.

KITCHEN & DINER

14'6" x 13'4" (4.44 x 4.07)

The kitchen has been extended to allow for a generous space. Having been well planned and fitted with an ample range of cabinets in contrasting dark blue and grey tones with quartz marble work surface and ceramic sink. The integrated appliances include a double electric oven and gas hob, dishwasher and fridge/freezer. The room has been finished with stylish ceramic tiling and has a velux window to the rear. A door from the kitchen leads to a handy utility room.

UTILITY

8'0" x 7'4" (2.45 x 2.24)

A great addition to any family home with fitted worksurfaces and plumbing for an automatic washing machine. The room has a door to the side and leads to the a ground floor cloaks/WC.



CLOAKS/WC

With a white suite comprising low level WC and hand basin,.

ANNEXE

10'8" x 10'6" (3.27 x 3.21)

A versatile space, overlooking the front aspect and currently used as a double bedroom having fitted wardrobes and enjoying en-suite facilities.

EN-SUITE

The ensuite shower room has a walk in cubicle with mains fed shower, WC and hand basin.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms at to the bathroom/WC.

BEDROOM ONE

11'3" x 11'0" (3.43 x 3.37)

Bedroom one is a good sized double bedroom overlooking the front aspect and having a built in cupboard.

BEDROOM TWO

11'9" x 8'11" (3.59 x 2.74)

A second double bedroom this time overlooking the rear aspect and having a built in cupboard housing the boiler.

BEDROOM THREE

9'4" x 8'5" (2.85 x 2.59)

A generous single bedroom also overlooking the rear aspect.

BATHROOM/WC

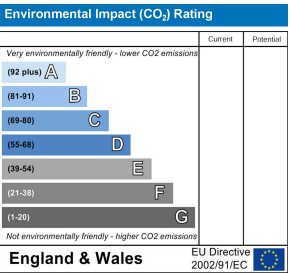
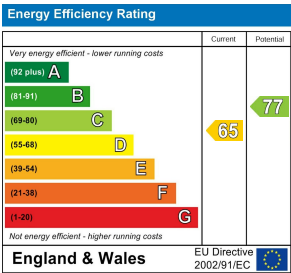
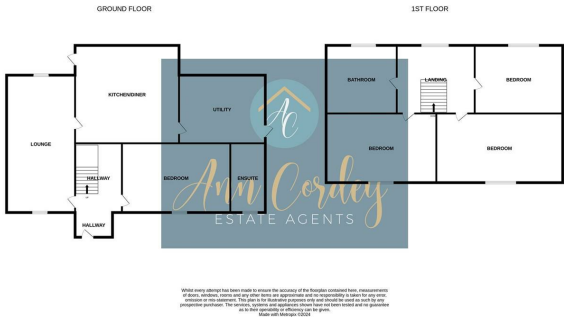
Fitted with a white suite comprising P shape bath with mains fed shower, the hand basin is positioned within a vanity cabinet and there is a low level WC. The room has been finished with easy to maintain wall panelling and has window to the rear.

EXTERNALLY

The property occupies a substantial plot which is very private being fenced and having double gates. The majority of the space is to the front with ample hardstanding for off street parking which edges a good sized lawned area. There is a useful timber storage shed and outside electric points and lighting. A courtyard to the side is the working part of the gardens and is accessed from the utility room and where the refuse and recycling bins are screened. Leading through this area accesses the rear courtyard which has imprinted concrete and where there is a hot tub currently positioned.

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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