



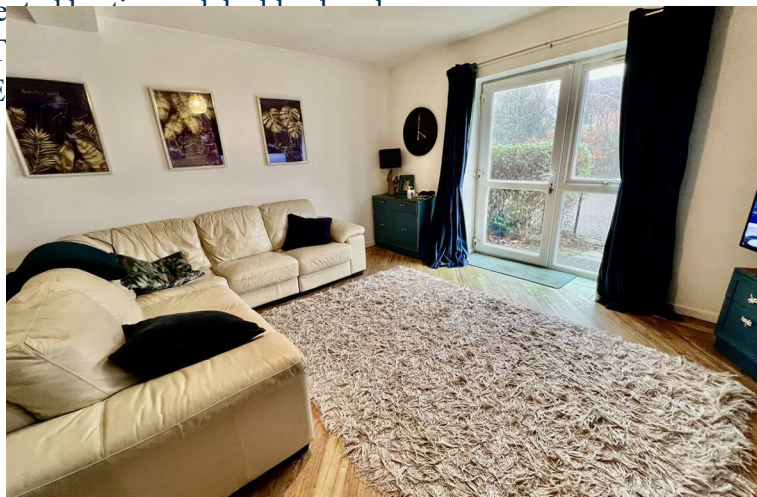
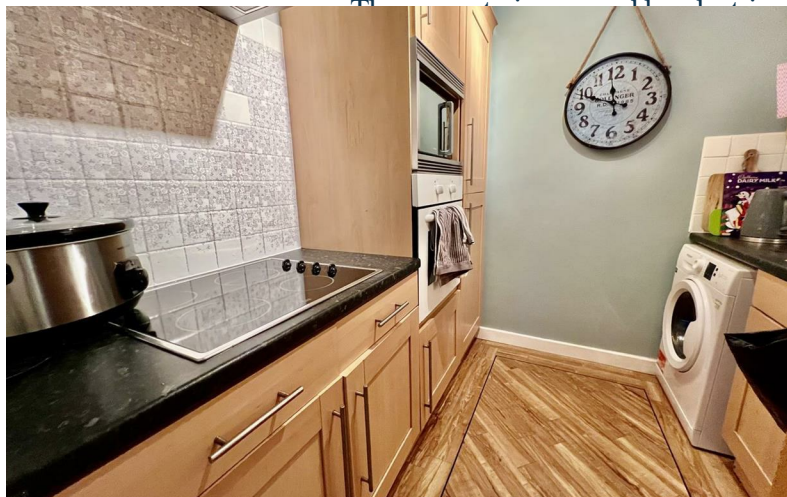
2 CHELTENHAM COURT DARLINGTON ROAD, MIDDLETON ST. GEORGE, DARLINGTON, DL2 1JU

Offers In The Region Of £85,000

A ground floor two bedroom apartment situated in the village of Middleton Saint George. Is offered for sale at a competitive price. The spacious accommodation will suit a host of buyers and viewing is highly recommended. The generous lounge has french doors and a quality karndean flooring and the kitchen has been fitted with ample units and integrated appliances. Both the bedrooms are well proportioned and in addition the bathroom has separate bath and shower.

Middleton Saint George is convenient for access to Darlington and Teeside and has local shops pubs and restaurants.

Having its own substation - Dinsdale and Tees Valley Airport being not too far away.

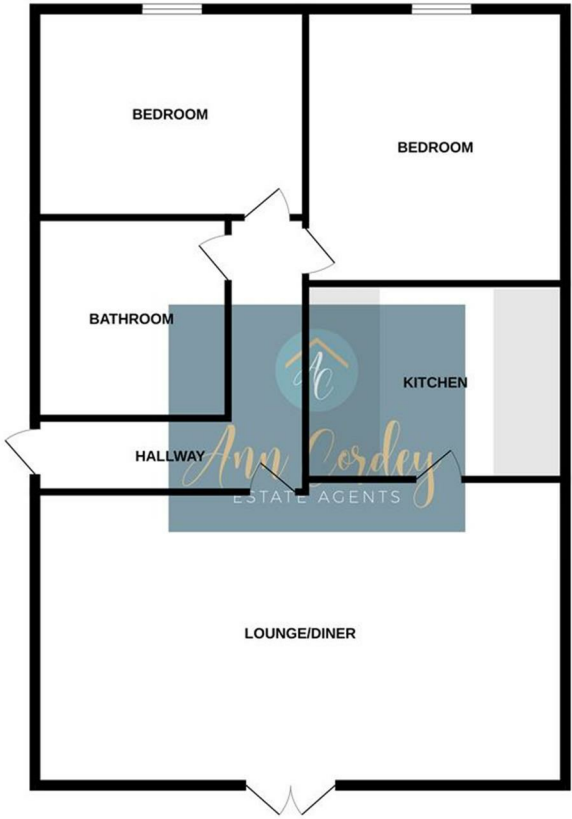


HALLWAY
LOUNGE/DINER
KITCHEN
BEDROOM ONE
BEDROOM TWO
BATHROOM/WC
EXTERNALLY

GROUND FLOOR

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

