



Ann Cordey
ESTATE AGENTS

10b Harpers Terrace, Middleton St. George, Darlington, DL2 1JR
Offers In The Region Of £140,000



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Situated in the popular village of Middleton St George this THREE BEDROOMED mid-terrace is offered for sale with no onward chain. The property has been a much loved home for many years and is ready to welcome it's new owners. The accommodation is light and bright with welcoming lounge and spacious kitchen & dining room. There is a handy ground floor cloaks/WC and all three bedrooms are of a good size, with two being double rooms and a well proportioned single bedroom.

The property sits in easy to maintain gardens to the front and rear. The front being enclosed and having slate chippings and a stunning established hydrangea bush. The rear garden is completely paved and enclosed by fencing with the arbour being included in the sale.

The location is ideal for the local mini supermarket and the other independent shops and cafes of the village. There is a local pub within walking distance and the village has a well regarded primary/junior school along with access to desirable secondary schools. The village has excellent transport links to Darlington and Teesside and there is a train station (Dinsdale) within the village. The property would suit a first time buyer or those downsizing and wanting something smaller.

Fully double glazed and warmed by electric wall heaters.

TENURE: Freehold

COUNCIL TAX: D

ENTRANCE PORCH

Double glazed sliding door opens into the entrance porch which has a door into the reception hallway.

RECEPTION HALLWAY

A welcoming reception hallway with laminate floor and electric wall heater and stairs to the first floor. A cupboard houses the electric meter and there is a built in cloaks cupboard. The hallway accesses the lounge, kitchen and cloaks/WC.

CLOAKS/WC

With low level WC, handbasin and electric radiator.

LOUNGE

13'8" x 11'11" (4.17 x 3.65)

A nice light and bright room with a window to the front aspect. Again a laminate floor and electric wall heater.

KITCHEN & DINER

A generous room fitted with an ample range of cabinets painted in a blue tone. There is an integrated electric oven and hob and plumbing for an automatic washing machine and dishwasher. The room can easily accommodate a family table and has window to the rear aspect.

FIRST FLOOR

LANDING

Leading to all three bedrooms and to the bathroom/WC. There is a built in linen cupboard and access to the attic area.

BEDROOM ONE

12'7" x 10'9" (3.84 x 3.30)

A generous double bedroom over looking the rear aspect.



BEDROOM TWO
11'10" x 10'9" (3.61 x 3.28)

A further good sized double bedroom this time overlooking the front aspect.

BEDROOM THREE
8'9" x 8'9" (2.69 x 2.68)

A single bedroom currently used as a home office with an over the stairs cupboard and a window to the front aspect.

BATHROOM/WC

Fitted with a white suite to include panelled bath with electric shower. The built in vanity cupboards house the handbasin and WC and there is an electric heated towel rail.

EXTERNALLY

The front garden is enclosed by picket fencing and a single gate, designed for ease of maintenance with slate chippings and established shrubs. The rear garden is enclosed by a brick built wall and is paved for ease of maintenance. There is an ornamental pond and a useful water tap. The garden attracts a great deal of the summer sunshine and the timber arbour is a pleasant spot to enjoy the space and is included in the sale. A single gate leads of the rear of the property.



TOTAL FLOOR AREA: 752 sq ft (69.9 sq m) approx.

While every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, heights and other data are for information only and should not be relied upon for any purpose. The figures, however, are given as an indication of the approximate size of the property and are not intended to be a guarantee of any kind.

all figures are rounded up to the nearest whole number

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