



Ann Cordey
ESTATE AGENTS

23 Wellington Drive, Middleton St. George, Darlington, DL2 1FJ
Offers In The Region Of £195,000



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Why wait for a new build when this modern, THREE BEDROOMED semi-detached residence is available to view today! Tastefully decorated throughout and in ready to move into order the property occupies a enviable position backing onto woodland to rear and being in a cul-de-sac location within the village of Middleton St George.

The accommodation throughout is spacious, light and bright and comprises of a welcoming reception hallway, kitchen in stylish tones and with integrated appliances, convenient ground floor cloaks/WC. The lounge is to the rear of the property having the advantage of looking out onto the garden to the rear. To the first floor there are three bedrooms, family bathroom/WC. With the master bedroom having en-suite facilities too.

The location within the village of Middleton St George is ideal for access to the shops, and other amenities including pharmacy, doctors surgery, cafe's, pub and restaurant. There is a very well regarded local primary school and excellent transport links by road to Darlington and towards Teesside and to the A1M. And Middleton St George has a sub train station and Durham Tees Valley airport on hand.

The property has a high EPC rating of a B and is warmed by gas central heating and fully double glazed.

TENURE: Freehold
COUNCIL TAX: C

RECEPTION HALLWAY

A smart composite entrance door opens into the reception hallway which immediately feels spacious and has a gloss marble effect tiled floor. There is access from the hallway to the cloaks/WC, kitchen/diner and lounge and the staircase leads up to the first floor.

CLOAKS/WC

Comprising of a white suite with low level WC and handbasin and there is a window to the side.

KITCHEN/DINER

12'2" x 7'8" (3.71 x 2.35)

Fitted with an ample range of grey gloss cabinets with complementing light grey worksurfaces with a textured sink. The integrated appliances include an electric oven and gas hob with extractor hood, fridge freezer and plumbing for an automatic washing machine. The room has tiled surrounds and a window to the front aspect and there is space for a dining table.

LOUNGE

15'7" x 9'10" (4.77 x 3.02)

The lounge is a very generous room and to the rear of the property enjoying views through French doors and a window to the garden. There is a practical laminate floor and a large built in storage cupboard.

FIRST FLOOR

LANDING

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

BEDROOM ONE

12'0" x 10'3" (3.66 x 3.14)

A generous master bedroom overlooking the front aspect with built in sliding wardrobes and ensuite facilities.



ENSUITE

With a single shower cubicle with mains fed shower, pedestal handbasin and WC, tiled surrounds and a window to the front.

BEDROOM TWO

9'2" x 8'4" (2.81 x 2.55)

Bedroom two is currently used as a dressing room and overlooks the rear aspect.

BEDROOM THREE

7'4" x 6'3" (2.25 x 1.93)

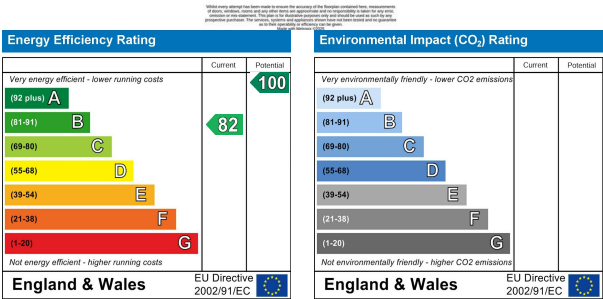
Bedroom three also overlooks the rear aspect.

BATHROOM/WC

With a white suite to include paneled bath, pedestal handbasin and WC finished with tiled surrounds and having a window to the side.

EXTERNALLY

The front of the property is open plan with a block paved driveway for two cars and a handy out door water tap. A gate to the side leads into the rear garden which has been landscaped. The garden is enclosed by fencing and has paved patio seating areas and an easy to maintain artificial lawn. It also has the advantage of backing onto woodland and attracting a great deal of the summer sunshine.



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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