



5 ST. MARGARETS CLOSE, MIDDLETON ST. GEORGE, DARLINGTON, DL2 1AH

Offers In The Region Of £295,000

Internal viewing is highly recommended to fully appreciate the quality and attention to detail throughout this beautifully presented three-bedroom semi-detached dormer bungalow. Having undergone a comprehensive refurbishment, this home now offers stylish, contemporary living with flexible accommodation ideal for a variety of buyers.

Situated in a desirable residential location, the property boasts an attractive enclosed front garden, set behind a low brick wall, and a generous driveway providing off-road parking for at least two vehicles. The driveway extends to a detached garage with a roller shutter door, lighting, and power supply – perfect for additional storage or workshop use.

To the rear, the garden is a true sun trap and offers a high level of privacy, not being overlooked. A newly laid patio seating area, accessed via elegant double French doors from the kitchen/dining room, provides a perfect space for outdoor entertaining, while the raised lawn area adds a touch of greenery and charm.

Internally, the property is just as impressive. The welcoming entrance hallway includes a staircase to the first floor and provides access to a well-proportioned ground floor bedroom, the lounge, and the stunning kitchen/dining/living area. The lounge is a cozy retreat with a feature log burning stove, ideal for relaxing evenings.



LOUNGE
9'10" x 9'10" (3.00m x 3.00m)

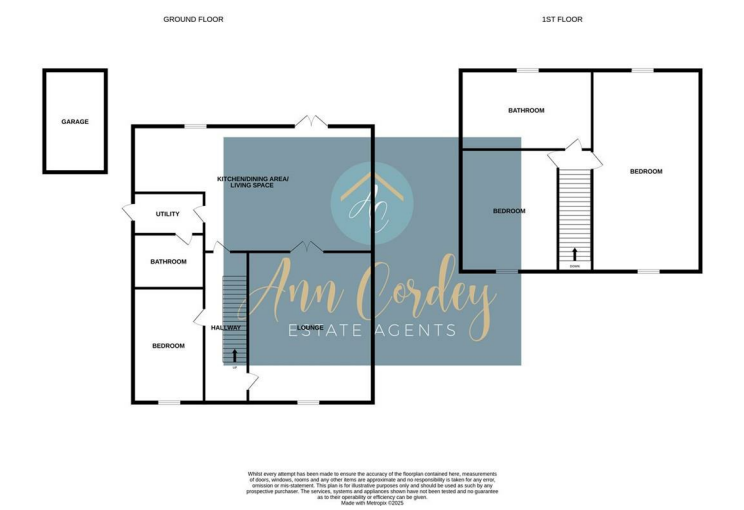
BEDROOM
4'0" x 7'8" (1.22m x 2.34m)

OPEN PLAN KITCHEN/DINING AREA
18'7" x 16'3" (5.66m x 4.95m)

MASTER BEDROOM
17'8" x 9'6" (5.38m x 2.90m)

BEDROOM TWO
7'10" x 7'10" (2.39m x 2.39m)

GARAGE
17'1" x 7'8" (5.21m x 2.34m)



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	

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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