



Ann Cordey
ESTATE AGENTS

3 St. Annes Gardens, Middleton St. George, Darlington, DL2 1AQ
Offers In The Region Of £280,000



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Situated on a generous plot within this sought-after location, this three bedroom semi detached dormer bungalow offers huge scope for improvement and modernization, making it an excellent opportunity for buyers looking to create their ideal home. The property is set back from the road with an enclosed front garden, bordered by a brick wall and accessed via wrought iron gates leading onto a long driveway, which provides ample parking and leads to a detached garage.

To the rear, the bungalow boasts a superb 100ft garden, mainly laid to lawn with mature trees, providing a fantastic outdoor space with excellent privacy. Internally, the accommodation includes an entrance hallway, a lounge to the front, a ground floor bedroom, a family bathroom with bath and handbasin, and a separate WC. To the rear, there is a spacious kitchen and a generous dining room, with double doors giving access to the garden. To the first floor there are two additional bedrooms, offering flexible living arrangements.

This property offers immense potential to extend, refurbish and enhance (subject to planning permission), making it a perfect opportunity for families, developers, or those seeking a project in a highly desirable village setting.

LOUNGE
16'07 x 11'05 (5.05m x 3.48m)

DINING ROOM
13'00 x 11'04 (3.96m x 3.45m)

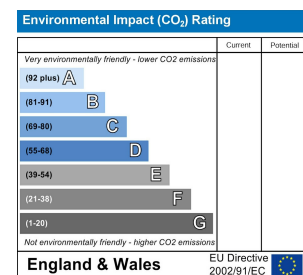
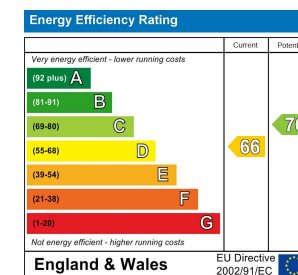
KITCHEN
12'11 x 17'00 (3.94m x 5.18m)

BEDROOM ONE
12'06 x 10'06 (3.81m x 3.20m)

BEDROOM TWO
11'01 x 10'01 (3.38m x 3.07m)

BEDROOM THREE
6'5 x 10'0 (1.96m x 3.05m)





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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