



## 27 The Oaklands, Middleton One Row, Darlington, DL2 1BD

Situated in a discreet cul-de-sac location within the desirable village of Middleton-One-Row we offer for sale a generous THREE BEDROOMED semi-detached property, which is available with no onward chain. The property will require updating but benefits from recently installed central heating boiler (2023) and is fully double glazed. Having been a previous let there is a modern consumer unit and electrical certificate to support the condition.

The accommodation throughout is spacious and offers the exciting opportunity to re-configure to a create a space of your own choosing. There is large lounge which leads through to a dining room area. The kitchen is of a good size and has access to a utility area which is very in similar in size to the kitchen and has sliding patio doors for access to the garden.

To the first floor there are three bedrooms, two double bedrooms and a well proportioned third single room. There are serviced by a bathroom/WC has a white suite. Externally the front garden is enclosed by a brick built wall with attractive wrought iron railings and a lawned area with driveway allowing for off street parking. There is also a garage (which measures 5.48m x 2.51m) and has an up and over door, light and power and a personnel door to the side. The rear garden is also laid to lawn with mature shrubs and a fruit tree to the borders with a paved pathway for access. The rear of the property looks onto farm buildings and there is an access track. The Oaklands also enjoys a large green area to the front perfect for children to play.

The village setting is ideal for open countryside and river walks and the well regarded Devonport bar and restaurant is a huge attraction. A local train station is within the next village of Middleton St George, and there are regular bus services and road links towards Darlington and Teesside. Durham Tees Valley airport is also close by. There is access to the well regarded schools on the area also.

The property is warmed by gas central heating and fully double glazed.

TENURE: Freehold

COUNCIL TAX:

### RECEPTION HALLWAY

Welcoming reception hallway with staircase to the first floor and access to the lounge and kitchen. There is also a useful understairs storage cupboard.

### LOUNGE

**16'0" x 11'9" (4.90 x 3.60)**

A generous reception room overlooking the front aspect with doors leading through to a dining space.

### DINING ROOM

**9'0" x 8'10" (2.75 x 2.70)**

With sliding doors opening onto the garden.

### KITCHEN

**10'0" x 8'11" (3.06 x 2.74)**

Fitted with a range of oak effect cabinets with matching worksurfaces and an integrated double electric oven and electric hob. There is a window to the rear aspect and open plan to a utility space.



## UTILITY

7'11" x 7'11" (2.43 x 2.42)

With sliding patio doors to the rear aspect, work surfaces and plumbing for an automatic washing machine.

## FIRST FLOOR

### LANDING

With a window to the side and access to the attic area the landing leads to all three bedrooms and to the bathroom/WC.

### BEDROOM ONE

15'11" x 10'10" (4.87 x 3.32)

A sizeable double bedroom with a window to the front aspect and a range of fitted wardrobes.

### BEDROOM TWO

9'10" x 9'4" (3.02 x 2.86)

A second double bedroom this time overlooking the rear aspect and also having built in wardrobes and cupboard.

### BEDROOM THREE

9'10" x 7'10" (3.01 x 2.40)

A large single room, overlooking the front aspect and having a built in over the stairs cupboard.

### BATHROOM/WC

Comprising of a white suite with panelled bath, pedestal handbasin and WC.

### EXTERNALLY

The property sits in a quiet cul-de-sac location and has gardens to the front and rear. The front garden is enclosed with a brick built wall with attractive wrought iron railings and laid to lawn. The driveway provides off street parking and there is a single garage (which measures 5.48m x 2.51m) and has an up and over door, light & power and a personnel door to the side. The rear garden is also laid to lawn with mature shrubs and plants to the borders and there is also a pear tree. The garden is not overlooked to the rear as it backs onto farm buildings.



GROUND FLOOR

1232 sq ft (114.5 sq m) approx.

1ST FLOOR

845 sq ft (78.6 sq m) approx.



TOTAL FLOOR AREA: 2079 sq ft (193.1 sq m) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plans, measurements are approximate and should be used as a guide only. They are for illustrative purposes only and should not be used as the basis for any purchase agreement. The vendor is not liable for any errors or omissions contained within these floor plans.  
Mode wall design by CO2.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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