



St. Georges Gate

Darlington DL2 1FE

£365,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

St. Georges Gate

Darlington DL2 1FE



- Five Bedroom Property
- Must Be Viewed
- EPC Rating C

- Middleton St. George Location
- Garden To Rear

- Garden Room
- Council Tax band F

This five bedroomed executive style property located on the sought after St Georges Gate Development in the village of Middleton St George within easy access to both Darlington and Teesside. The property comes to the market and offers excellent family living and entertaining space, with three reception rooms, fitted kitchen and utility. There are five bedrooms to the first floor, the master having a newly fitted en-suite bathroom. Externally the property has gardens to the front and rear with a garage.

Entrance Hall

Door to front, staircase to first floor landing with under stairs storage and radiator.

Lounge

19'11 x 10'7 (6.07m x 3.23m)

Upvc double glazed window to front, gas fire in surround and radiator.

Familyroom

16'5 x 8'5 (5.00m x 2.57m)

Upvc double glazed window to front and radiator.

Downstairs Cloaks

Fitted with w/c, wash hand basing and radiator.

Kitchen/Diner

26'6 x 10'11 (8.08m x 3.33m)

Two upvc double glazed windows to rear, fitted with wall, base and floor units, ceramic sink, and space for a cooker with stainless steel extractor in place. Integrated dishwasher and fridge freezer.

Utility Room

With door to side, there are fitted floor units, stainless steel sink and space for a washing machine and tumble dryer. There is also a radiator.

Garden Room

10'11 x 8'6 (3.33m x 2.59m)

With upvc double glazing and half wall, radiator and French Doors leading to rear.

First Floor Landing

Bedroom One

12'11 x 10'7 (3.94m x 3.23m)

Upvc double glazed window to rear, built in wardrobes and radiator.

En-Suite

Obscure double glazed window to rear, shower cubicle, w/c, wash hand basin and radiator

Bedroom Two

11'6 x 9'8 (3.51m x 2.95m)

Upvc double glazed window to front, built in wardrobes and radiator.

Bedroom Three

8'11 x 8 (2.72m x 2.44m)

Upvc double glazed window to front and radiator.

Bedroom Four

8'11 x 8'2 (2.72m x 2.49m)

Upvc double glazed window to the rear and radiator.

Bedroom Five

12'3" x 8'2" (3.73m x 2.49m)

Upvc double glazed window to front and radiator.

Bathroom

Upvc double glazed window to side, fitted with bath, shower cubicle, w/c, wash hand basin and radiator.

Externally

To the front is a generous driveway and access to the garage. To the rear is mainly laid to lawn with patio area.

Council Tax

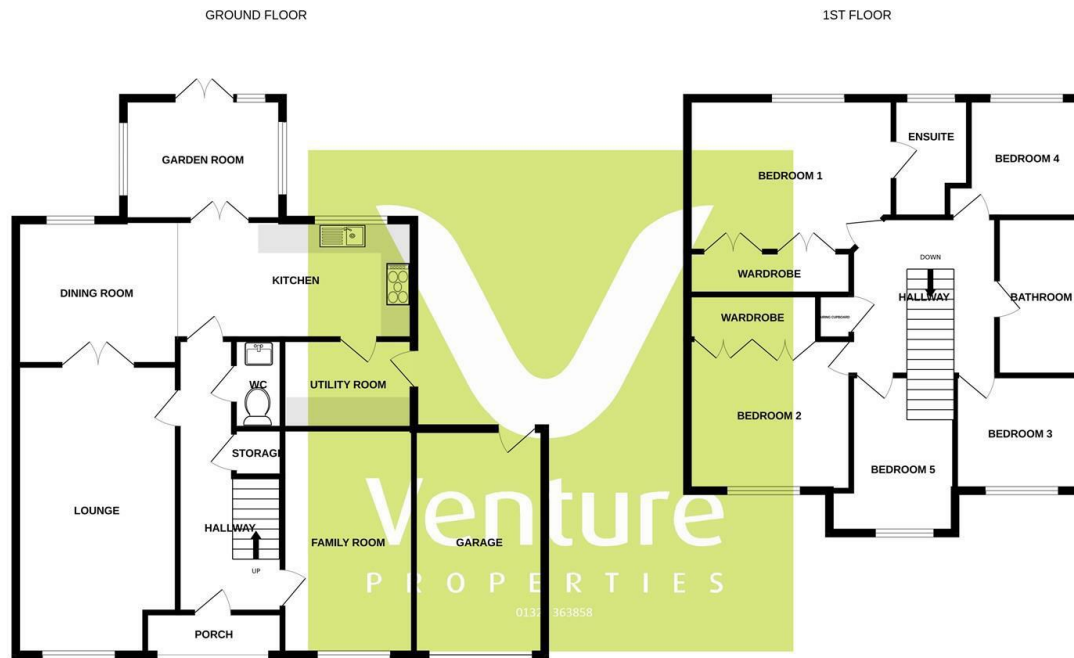
Band F

Tenure

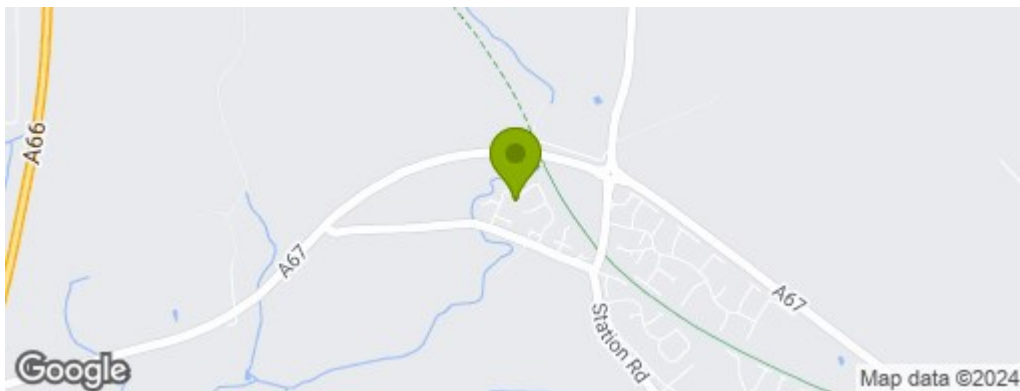
Freehold

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com