



VENTURE
PLATINUM

Oak Tree Close | Darlington
Asking Price £245,000



Welcome to Oak Tree Close, Middleton St. George, Darlington - a charming semi-detached house nestled in a quiet residential area.

One of the standout features of this property is the well-established gardens that surround the house, providing a tranquil and picturesque setting for relaxation or outdoor gatherings. With parking available convenience is at your doorstep.

For those with a vision for expansion, this property offers exciting potential to extend, allowing you to tailor the space to your specific needs and desires. The absence of an onward chain simplifies the buying process, giving you the opportunity to make this house your home without delay.

Located close to Darlington and Teesside, this property offers the perfect balance of peaceful suburban living with easy access to urban amenities. Whether you're looking to settle down in a village location or seeking a property with room for growth, this semi-detached house in Middleton St. George is a fantastic opportunity not to be missed.

Entrance Hall

Wooden door to front with staircase to the first floor and under stairs storage. Door to cloakroom with W/C.

Lounge 5.50 x 4.00 (18'0" x 13'1")

An 'L' shaped room with a Upvc double glazed window to rear, Brick fireplace with inset fire and radiator.

Kitchen/Diner 6.17m x 3.86m (20'03" x 12'08")

Upvc double glazed window to front and stable door into the inner hallway. The kitchen area is fitted with a range wood wall, base and drawer units, one and a half stainless steel sink with mixer tap. There is a four ring gas hob and double oven, space for appliances and vinyl flooring. Double doors into the garden room.

Inner Hallway

Wood door to front and rear, access into the utility room/garage.

Downstairs Cloaks

Upvc double glazed window to front, fitted with a low level w/c and wash hand basin.

Garden Room 4.10m x 2.07m (13'5" x 6'9")

Upvc door to rear and tiled flooring leading to patio and rear garden.

First Floor Landing

Staircase/landing cupboard housing hot water tank.

Bedroom One 5.37 x 2.98 (17'7" x 9'9")

Upvc double glazed windows to the rear and side, fitted with storage cupboards including over head storage and radiator.

Bedroom Two 4.10 x 3.34 (13'5" x 10'11")

Upvc double glazed window to rear, fitted with double storage cupboard and radiator.





Bedroom Three 3.12 x 2.79 (10'2" x 9'1")

Upvc double glazed window to front, fitted with a storage cupboard and radiator.

Bathroom 3.08 x 1.83 (10'1" x 6'0")

Two upvc double glazed windows to front. Fitted with a suite comprising panelled bath, separate shower, low level w/c and wash hand basin.





Utility Room 2.50 x 2.35 (8'2" x 7'8")

Accessed via the inner hallway. Fitted with units and stainless steel sink with plumbing for washing machine and radiator. Access into the garage.

Garage 4.80 x 2.50 (15'8" x 8'2")

Double door to front and door to utility room.

Externally

The front garden is open plan and laid to lawn with gravelled areas. There is a driveway and access to the garage.

There is also large mature rear garden with water feature and patio area.



Council Tax

Band C

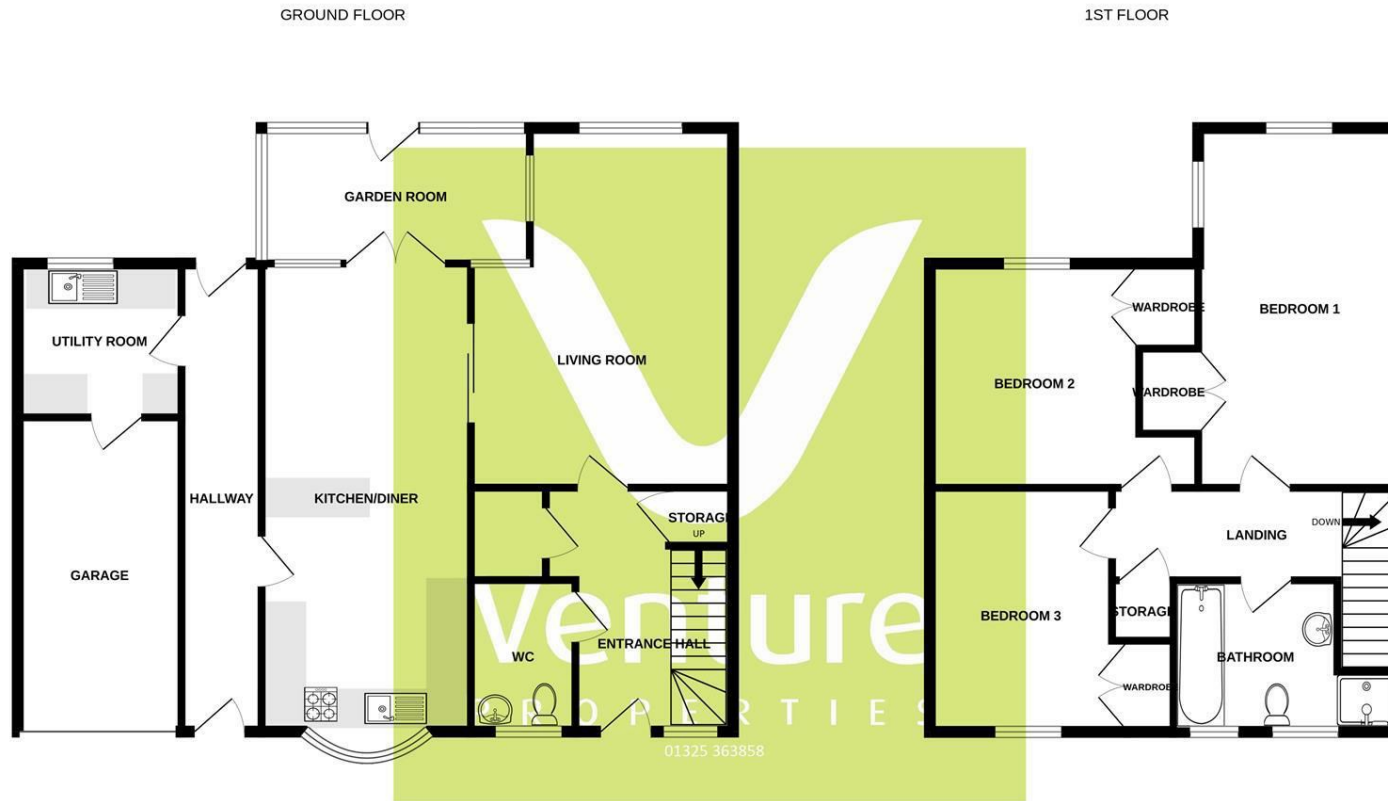
Tenure

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



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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.
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45 Duke Street, Darlington, County Durham,
DL3 7SD

01325 363858
www.venturepropertiesuk.com