



## St. Georges Gate

Darlington DL2 1FE

Offers In The Region Of £280,000





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# St. Georges Gate

Darlington DL2 1FE



- No Onward Chain
- Gardens, Garage and Parking

- Middleton -St-George Location in a Quiet Cul-De-Sac
- EPC Rating tbc

- Spacious Conservatory
- Council Tax Band E

Nestled in the popular St. Georges Gate of Middleton St. George, Darlington, this property offers a delightful blend of comfort and style. Boasting three reception rooms, four bedrooms, and two bathrooms, this spacious detached house is a dream come true for those seeking a tranquil abode.

Situated at the head of a quiet residential cul-de-sac, this property comes with the added benefit of no onward chain, making it a hassle-free investment opportunity.

With a garage, parking facilities, and well-maintained gardens, this property caters to all your practical needs. Its proximity to both Darlington and Teesside ensures convenience while offering a peaceful retreat away from the hustle and bustle of city life.

In conclusion, this four-bedroom detached house is a rare find that ticks all the boxes for a comfortable and convenient living experience.

Viewing is highly recommended.

## Entrance Hall

Composite door and window to front, staircase to first floor with storage underneath and laminate flooring.

## Lounge

20'02 x 10'08 (6.15m x 3.25m)

Upvc double glazed bay window to front, coving to ceiling, fireplace with inset gas fire, radiator and English Oak flooring.

## Dining Room

10'7 x 10'01 (3.23m x 3.07m)

Double doors to conservatory, coving to ceiling and radiator.

## Kitchen

15'04 x 8'04 (4.67m x 2.54m)

Upvc double glazed window to rear, fitted with wall, base and drawer units, one and a half bowl stainless steel sink unit with mixer tap. Four ring gas hob and oven with extractor over, integrated fridge, part tiled walls, double doors to conservatory and laminate flooring.

## Utility Room

With Door to side, stainless steel sink unit with mixer tap, there is space for a washing machine, fridge freezer and laminate flooring.

## Ground Floor Cloaks

Fitted with Low level w.c, wash hand basin and laminate flooring.

## Conservatory

15'05 x 15'10 (4.70m x 4.83m)

Spacious half wall, and Upvc double glazed room with apex ceiling, double doors to side and laminate flooring.

## First Floor Landing

Storage, hot water tank and access to loft.

## Bedroom One

15'10 x 10'08 (4.83m x 3.25m)

Upvc double glazed window to front, two double fitted wardrobes.

## En-Suite

Upvc obscure window to front, fitted with low level w.c, wash hand basin, radiator and vinyl flooring.

## Bedroom Two

11'11 x 9'09 (3.63m x 2.97m)

Upvc double glazed window to rear, fitted wardrobes and radiator.

## Bedroom Three

9'11 x 8'10 (3.02m x 2.69m)

Upvc double glazed window to rear and double fitted wardrobes.

## Bedroom Four

8'03 x 8'08 (2.51m x 2.64m)

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

## Bathroom

Upvc double glazed obscure window to side, fitted with panelled bath with shower over and spray. Low level w.c, wash hand basin and radiator. Part tiled walls.

## Externally

To the front there is a spacious driveway, access to garage, gated access to the rear and a shared lawn area.

To the rear is mainly laid to lawn, with patio area ideal for seating.

## Council Tax

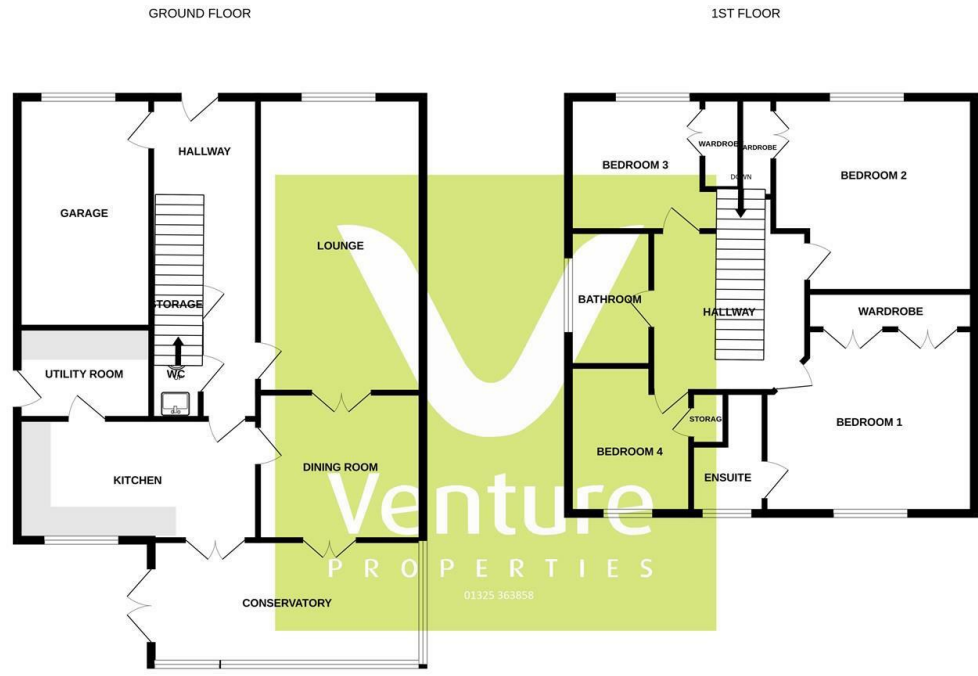
Band E

## Tenure

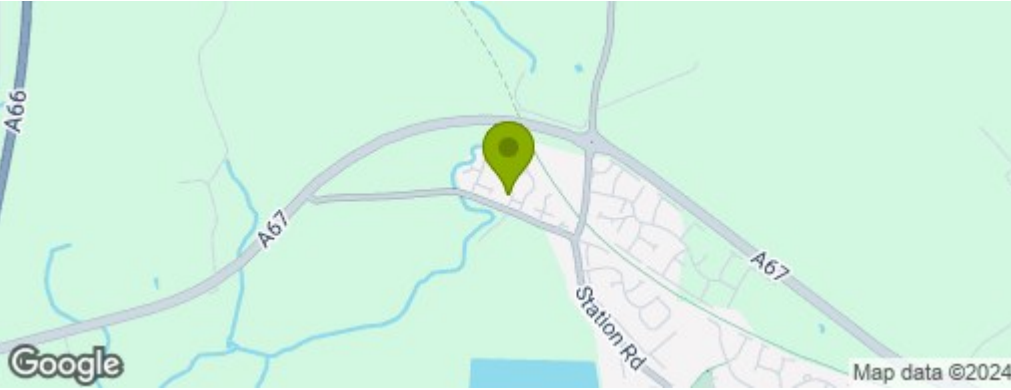
Freehold

## Note

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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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### Property Information