



Elm Gardens

Darlington DL2 1FA

Offers Over £170,000





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- Three Bedroom Semi Detached Property
- Council Tax Band

- Sought After Middleton-St-George Location
- Epc Rating B

- Off Street Parking

Located in the popular village of Middleton-St-George, this modern semi-detached house presents an excellent opportunity for those seeking a comfortable family home. With no onward chain, this property is ready for you to move in and make it your own.

The house boasts a reception room with doors into the garden, providing a nice space for relaxation and entertaining. The open plan kitchen and breakfast room is a delightful feature, perfect for family gatherings or casual dining. The kitchen is designed with modern living in mind, offering both functionality and style.

With three well-proportioned bedrooms, this home is ideal for families or those looking for extra space. The neutrally decorated interiors and neutral carpeting/flooring throughout create a warm and inviting atmosphere, allowing you to easily personalise the space to suit your taste.

Situated in a popular village location, this property benefits from its proximity to both Darlington and Teesside, making it an ideal spot for commuters and those who enjoy the conveniences of nearby urban amenities. The welcoming surroundings of the village offer a lovely community feel, perfect for families and individuals alike.

In summary, this modern new build property combines comfort, style, and convenience in a sought-after location. Whether you are looking to settle down or invest, this home is a fantastic choice. Don't miss the chance to view this delightful property.

Entrance Hall

Composite door to front, storage cupboard and LVT flooring.

Lounge

15'08 x 10'04 (4.78m x 3.15m)

Two Upvc windows and double doors to rear, radiator.

Kitchen/Diner

14'11 x 8'03 (4.55m x 2.51m)

Upvc double glazed window to front, fitted with white wall, base and drawer units, stainless steel sink with mixer tap. There is space for a washing machine and fridge freezer. There is also space for table and chairs

Ground Floor Cloaks

Low level w.c, wash hand basin, tiled walls and radiator.

First Floor Landing

With two storage cupboards.

Bedroom One

14'04 x 8'05 (4.37m x 2.57m)

Upvc double glazed window to rear and radiator.

Bedroom Two

11'01 x 8'04 (3.38m x 2.54m)

Upvc double glazed window to front and radiator.

Bedroom Three

6'11 x 9'01 (2.11m x 2.77m)

Upvc double glazed window to rear and radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over, mixer, spray and screen. low level W.C, wash hand basin, vinyl flooring and radiator.

Externally

To the front there is off street parking for two cars.

To the rear the garden is mainly laid to lawn with pebbled areas, paved path and outside tap. There is also gated side access.

Council Tax

Band

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

Property Information

Local Authority

Darlington

Council Tax

Band:

C

Annual Price:

£2,008

Conservation Area

No

Flood Risk

No Risk

Floor Area

818 ft 2 / 76 m 2

Plot size

0.04 acres (2 Plots)

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Ultrafast

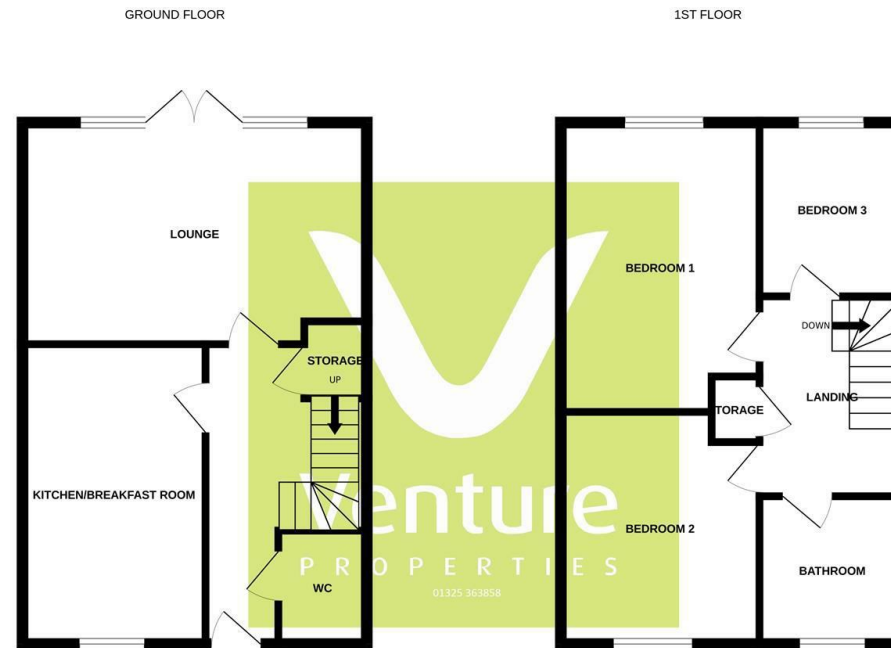
1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

www.venturepropertiesuk.com



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

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