



Elm Gardens

Darlington DL2 1FA

Offers Over £170,000





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Three Bedroom Semi Detached Property
- Council Tax Band
- Modern Interior

- Sought After Middleton-St-George Location
- Epc Rating B
- Good Sized Rear Garden

- Off Street Parking
- No Chain
- Must Be Seen Internally

OFFERED TO THE MARKET WITH NO CHAIN AND PRICED TO SELL - CALL TODAY TO VIEW
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

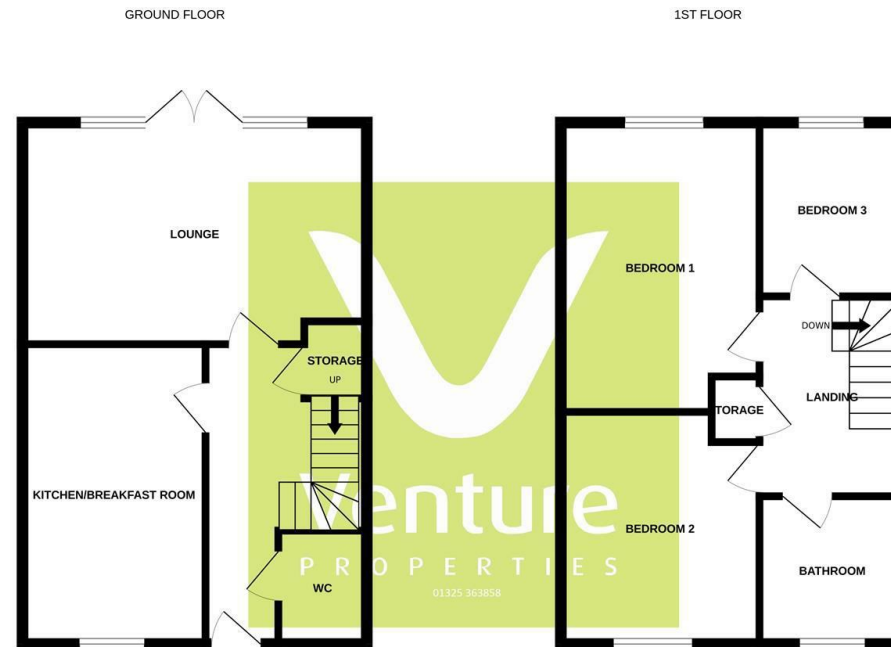
Property Information

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



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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