



**Woodlands Green**

Darlington DL2 1NE

**£295,000**







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# Woodlands Green

Darlington DL2 1NE



- Four Bedroom Detached Property
- Four Washrooms
- Epc Rating C

- Popular Middleton St. George Location
- Perfect Family Home

- Garage and Off Street Parking
- Council Tax Band E

This well presented four bedroom detached property comes to the market and is located within the ever popular village of Middleton St George. Having the benefit of excellent local schooling and within easy access to the A66 towards Teesside and the A1M North and South. The home briefly comprises entrance hallway, integral garage, WC, under stairs storage, kitchen/breakfast room, separate dining room, living room and conservatory to the rear. To the first floor there are four good sized bedrooms, family bathroom, en-suite shower room off bedroom one and a Jack and Jill en-suite off bedrooms two and three.

Viewing is recommended.

## Entrance Hall

Door to front, staircase to first floor landing, radiator and access to garage.

## Lounge

15'4 x 11'5 (4.67m x 3.48m)

Upvc double glazed window to front and radiator.

## Dining Room

11'6 x 10 (3.51m x 3.05m)

French doors to rear and radiator.

## Kitchen/Breakfast Room

14'8 x 10'10 (4.47m x 3.30m)

Upvc double glazed windows to rear and side, wall base and drawer units, sin with mixer tap, five ring hob and oven with extractor over. There is space for an American fridge freezer, door to side and radiator.

## Conservatory

12'2 x 8'10 (3.71m x 2.69m)

Half wall and half glazed with French doors to rear.

## Downstairs Cloaks

Upvc double glazed obscure window to side, w.c, wash hand basin and radiator.

## First Floor Landing

With storage cupboard and access to part boarded loft via drop down ladder.

## Bedroom One

12'11 x 11'9 (3.94m x 3.58m)

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

## En-Suite

Upvc double glazed obscure window to front, shower cubicle, w.c, wash hand basin and radiator.

## Bedroom Two

10'5 x 8'4 (3.18m x 2.54m)

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

## Bedroom Three

9'11 x 9'1 (3.02m x 2.77m)

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

## Jack & Jill Bathroom

Upvc double glazed obscure window to side, shower cubicle, w.c, wash hand basin and radiator.

## Bedroom Four

10'9 x 7'7 (3.28m x 2.31m)

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

## Bathroom

Upvc double glazed obscure window to rear, bath with shower over and screen, w.c, wash hand basin and heated towel rail.

## Externally

To the front there is off street parking and access to the garage.

To the rear is mainly laid to lawn with both patio and decking areas.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: E

Annual Price: £2,899

Conservation Area: No

Flood Risk: Very low

Floor Area: 1,173 ft 2 / 109 m 2

Plot size: 0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

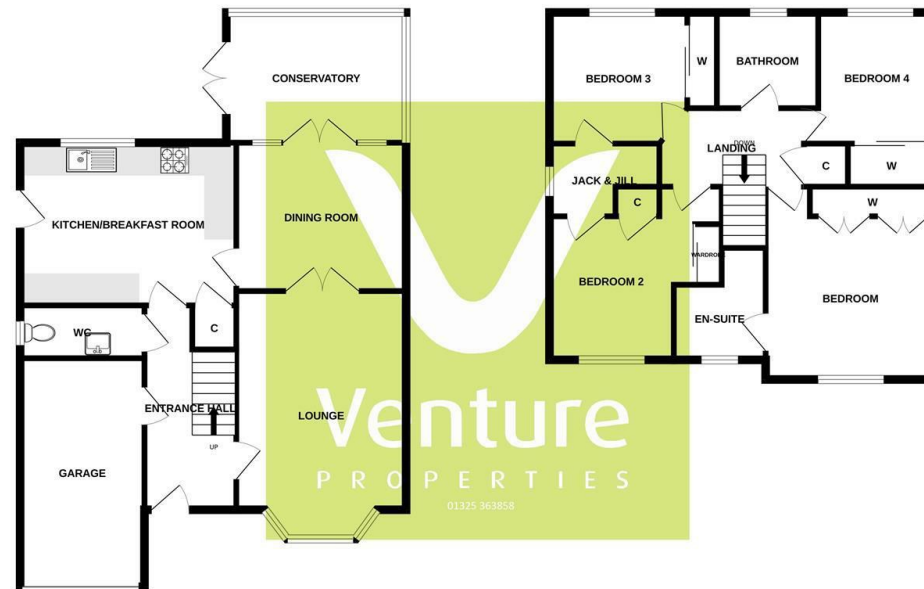
## Note

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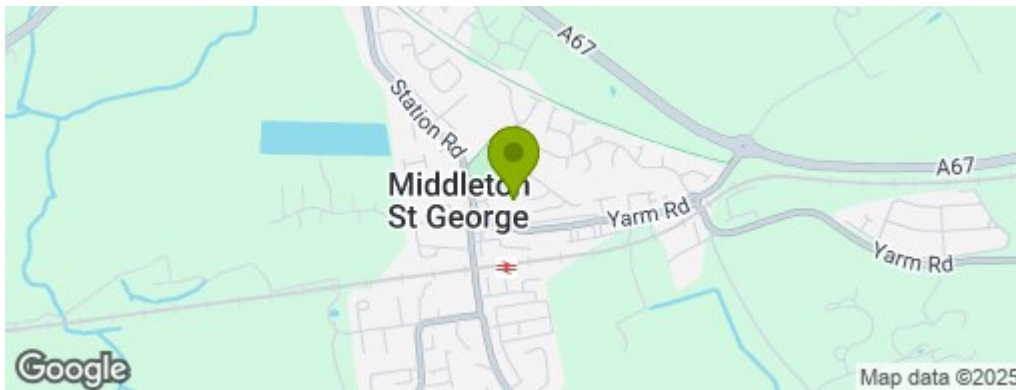


GROUND FLOOR

1ST FLOOR



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

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