



## **10 Pine Tree Grove, Middleton St. George, Darlington Offers In The Region Of £375,000**

A truly outstanding opportunity has arisen to acquire a three bedroom detached bungalow occupying a most pleasing position on Pine Tree Grove in Middleton St George. This property boasts two reception rooms, three bedrooms, and two bathrooms, offering ample space for comfortable living.

Situated on a generous plot of approximately a third of an acre, on Pine Tree Grove, this bungalow presents an exciting opportunity for those looking to create their dream home. While it requires refurbishment, the potential it holds is truly remarkable. Imagine the possibilities of transforming this property into a stylish and modern abode that suits your taste and lifestyle.

We recommend viewings at the earliest opportunity to avoid disappointment.





# 10 Pine Tree Grove, Middleton St. George, Darlington

## General Remarks

Offered For Sale with NO ONWARD CHAIN

Set in approximately a third of an acre plot

A superb opportunity has arisen to acquire a three bedroom detached bungalow occupying a substantial plot on Pine Tree Grove within the highly desirable village of Middleton St George. The property is in need of some general updating which is reflected in the competitive asking price.

The property has a gas boiler with under floor air ducted heating, UPVC double glazed windows throughout.

We welcome viewings at the earliest opportunity to avoid disappointment.

## Location

Middleton St George is an extremely popular Village, which offers a host of amenities to include a primary School, general dealers, Doctor's surgery, hairdressers, public house and a number of other facilities. The Village runs down to the banks of the River Tees, where it joins Middleton One Row. Darlington lies three miles to the West and the Georgian market town of Yarm lies four miles to the east. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours and Teesside airport is in extremely close proximity.

## Entrance Hallway

The property is entered through a UPVC double glazed door with windows to either side leading into a spacious entrance hallway. The hallway is decorated in neutral tones.

## Living Room

13'11" x 23'7"

The living room is situated to the front elevation of the property and benefits from a double glazed window and double glazed patio doors which lead out to the side elevation of the property.

## Dining Room

10'2" x 9'1"

The dining room is situated to the side elevation of the property and offers an abundance of natural light courtesy of the patio door with full length double glazed windows to either side.

## Kitchen / Breakfast Room

19'2" x 14'0"

The kitchen / breakfast room is fitted with a range of wall, floor

and drawer units with contrasting worktops incorporating a composite sink and drainer and benefits from a double glazed window with pleasant views overlooking the rear garden.

## Utility Room

9'7" x 9'8"

The utility room is fitted with a range of units. There is a door leading to the inner passage way which leads to the rear garden and integral garage.

## Principal Bedroom

19'7" x 15'10"

The principal bedroom has double glazed windows to both the front and side elevations and benefits from a dressing room and an en suite shower room.

## Dressing Room

8'10" x 6'0"

The dressing room has a double glazed window and provides useful storage.

## Shower Room

The shower room has a double glazed window overlooking the rear elevation of the property and is fitted with a suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

## Bedroom Two

12'11" x 18'4"

A double bedroom with a double glazed window overlooking the front elevation of the property.

## Bedroom Three

11'10" x 10'11"

With a double glazed window overlooking the rear elevation of the property a further bedroom benefiting from a cupboard providing useful storage.

## Bathroom

The bathroom is fitted with a suite comprising of a bath, wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a large driveway providing off road car parking for several cars, a double garage and a mature garden which is laid to lawn and complimented with a variety of mature plants and trees. To the rear of the property there is an extremely large garden which is laid to lawn with a variety of mature plants and trees.

