

East View, Middleton One Row, DL2 1BA
3 Bed - House - End Terrace
£219,995

Council Tax Band: C
EPC Rating: E
Tenure: Freehold

SMITH & FRIENDS
ESTATE AGENTS











East View, Middleton One Row, DL2 1BA

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER OR FAMILY ***

On the market with Smith & Friends, this charming three bedroom end terrace house, located within the sought after village of Middleton-One-Row, Darlington.
Middleton-One-Row is a picturesque village known for its riverside setting and strong sense of community. With good access to nearby towns and transport, making this an ideal property for a first time buyer or family.

The property briefly comprises of; entrance hall with understairs storage, off the hall is a spacious living room with dual aspect windows and feature fireplace, leading towards the rear of the property, you will find a generous dining room / second reception room, a fitted kitchen and a separate utility room, proving external access to the rear yard.

The first floor provides a landing, with two generous sized double bedrooms, and a modern three piece fitted bathroom.
Off the landing you will find stairs to the loft, which has been created into a third bedroom.

Externally, the property has a small gravelled garden to the front, an enclosed rear yard and off-street parking.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.





GROUND FLOOR

Entrance Hall
5'10" x 10'9" (1.79m x 3.28m)

Living Room
12'9" x 10'8" (3.91m x 3.26m)

Dining Room
16'2" x 10'8" (4.93m x 3.27m)

Kitchen
8'10" x 10'11" (2.70m x 3.34m)

Utility Room
9'6" x 6'8" (2.92m x 2.05m)

FIRST FLOOR

Landing
6'0" x 7'9" (1.83m x 2.38m)

Bedroom 1
13'0" x 9'6" (3.98m x 2.91m)

Bedroom 2
11'6" x 9'8" (3.51m x 2.97m)

Family Bathroom
6'0" x 7'4" (1.83m x 2.26m)

SECOND FLOOR

Landing
6'2" x 2'8" (1.89m x 0.83m)

Bedroom 3
13'3" x 15'3" (4.05m x 4.66m)



Ground Floor



Floor 1



Floor 2

Approximate total area(1)

1094 ft²

101.7 m²

Reduced headroom

118 ft²

11 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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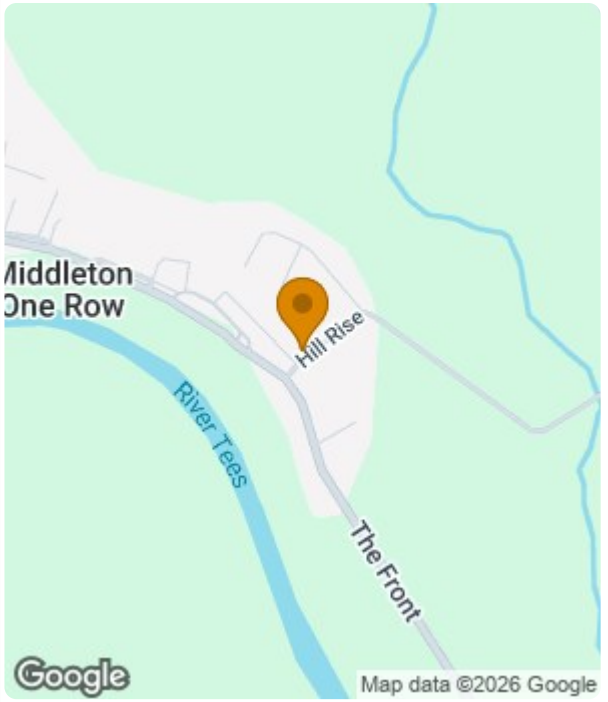

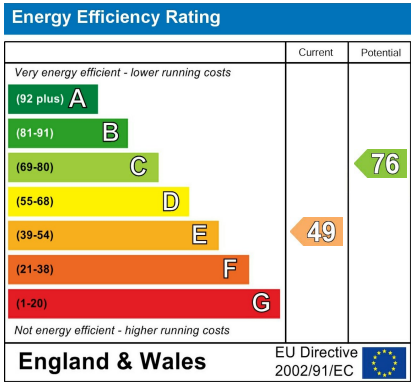

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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