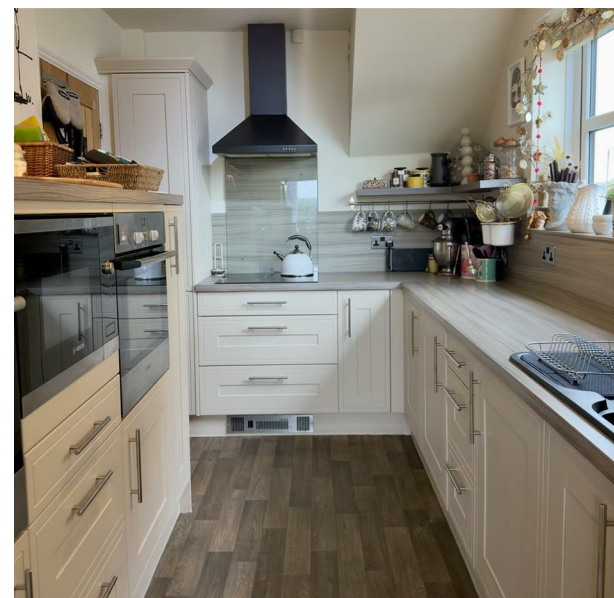


The Greenway, Middleton St. George, Darlington, DL2 1EB  
Offers in the region of £220,000

**estates<sup>4</sup>**  
'The Art of Property'



# The Greenway, Middleton St. George, Darlington, DL2 1EB

## Offers in the region of £220,000

### Council Tax Band: C

Occupying a pleasant position overlooking the green to the front, this beautifully presented and significantly improved three-bedroom semi detached home offers spacious, versatile accommodation that has been lovingly maintained by the current owners. Benefiting from an extension and a number of thoughtful enhancements throughout, the property combines modern convenience with stylish interiors, making it an ideal family home.

The accommodation begins with a useful entrance porch leading into a welcoming hallway, where the high standard of presentation immediately becomes apparent. The ground floor offers generous living space, including a comfortable lounge featuring an installed multi-fuel stove (2024), a separate dining room with French doors opening into the conservatory extension, and a modern fitted 'Wren' kitchen equipped with quality integrated appliances including a Bosch ceramic hob, microwave and double oven. A useful utility area with matching units and a ground floor WC further enhance practicality.

Particular attention has been paid to the interior design, with tasteful décor and quality finishes creating a stylish and cohesive feel throughout the home.

To the first floor are three well-proportioned bedrooms comprising two doubles and a good size single, with bedrooms one and two benefiting from fitted bedroom furniture. The family shower room is well-appointed, while the boarded and carpeted loft space, accessed via a loft ladder, features two Velux windows and provides valuable additional storage and flexibility.

Externally, the generous driveway to the left hand side of the property leads to the garage. The property continues to impress. The garage has been significantly upgraded with the rear section thoughtfully converted to create a snug, home office or study space (currently used as a guest room ) also with the added benefit of w/c, plumbing for

washing machine/dryer, whilst retaining useful storage to the front. The delightful and manageable garden enjoys a favourable south-west aspect and provides an ideal space for outdoor relaxation and entertaining.

Middleton St George remains one of the area's most popular villages, offering an excellent range of everyday amenities including local shops, cafés, public houses and a well-regarded primary school. The village is ideally positioned for access to Darlington, Teesside and major transport links, while retaining a strong sense of community and a charming semi-rural atmosphere.

A superbly presented and extended family home in a highly desirable village location, early viewings are strongly recommended.

#### Please note:

The property currently enjoys attractive rear views across open fields. Prospective purchasers should note, however, that these views are not guaranteed to remain unchanged, and there may be the potential for future development on adjacent or nearby land, subject to the granting of the necessary planning permissions.

Council tax Band - C

Tenure - Freehold

Gas Central Heating via a Viessman 'Combi' boiler

Total sq ft and room dimensions to be considered a guide only.

Following acceptance of an offer, the prospective buyer(s) will be required to pay £30 (inc. VAT) per client, to cover the cost of anti-money laundering checks conducted by Estates, in compliance with HMRC regulations.

#### Estates 'The Art of Property'

Professional Estate Agents, selling homes across Darlington, Newton Aycliffe, Teesside & North Yorkshire with creative & inviting marketing strategies! Property appraisals available 7 days a week!

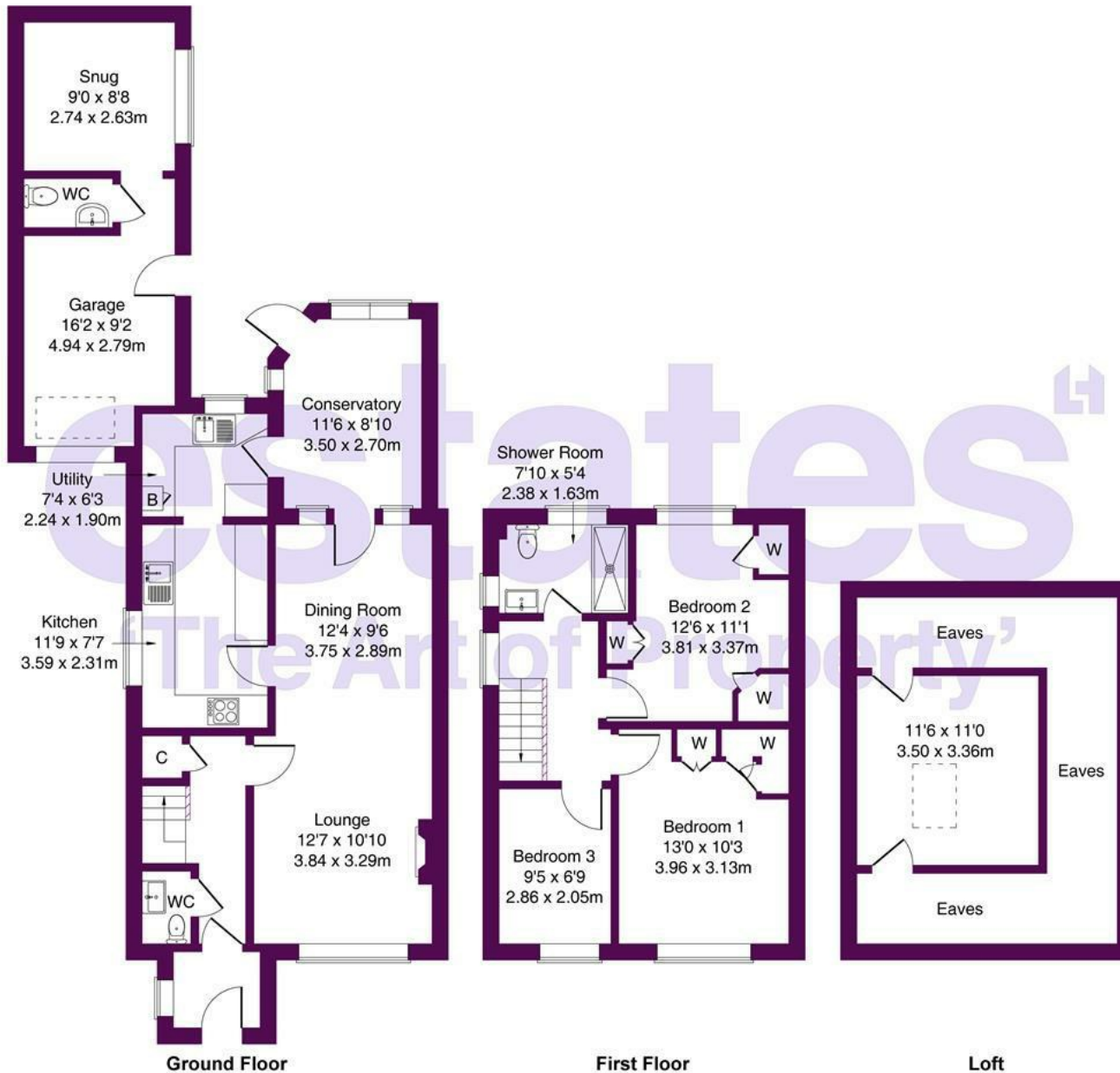
#### Disclaimer:

These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included. All photos, videos, and marketing material created by Estates 'The Art of Property', are the property of our agency and are protected by copyright law. Our marketing material must not be copied, reproduced, shared, or used in any way without our prior written permission.



# The Greenway, Middleton St. George, DL2 1EB

Approximate Gross Internal Area: (1432 sq ft - 133 sq m.)



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

**estates**<sup>4</sup>  
'The Art of Property'

Business Central 2 Union Square  
Central Park  
Darlington  
County Durham  
DL1 1GL  
01325 804850  
sales@estatesgroup.co.uk  
<https://estates-theartofproperty.co.uk/>

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 78                      |
| (55-68) <b>D</b>                            | 64      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |