

Ann Cordey
ESTATE AGENTS

11 Harpers Terrace, Middleton St. George, Darlington, DL2 1JR

Offers In Excess Of £120,000

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Offered for sale with NO ONWARD CHAIN, this beautifully presented two bedroom semi-detached home occupies a pleasant position within the ever-popular village of Middleton St George, making it an excellent opportunity for first-time buyers, investors or those looking to downsize.

Ideally situated for convenient access to the A66, Dinsdale Railway Station and Teesside International Airport, the property offers well-proportioned accommodation which has been enhanced with recently fitted flooring throughout.

The accommodation is warmed by gas central heating via a combination boiler and briefly comprises: an entrance porch leading into a welcoming lounge featuring a charming period-style fireplace, a separate dining room ideal for entertaining, a stylish refitted Shaker-style kitchen complete with integrated oven and hob, and a contemporary ground floor bathroom fitted with a modern white suite and shower over the bath.

To the first floor are two generous double bedrooms, with the principal bedroom enjoying an attractive bay window, allowing plenty of natural light.



Externally, the property benefits from a low-maintenance gravelled front garden together with an enclosed rear yard, providing a private outdoor space requiring minimal upkeep.

This is a superb home in a highly regarded village location, offered with vacant possession and ready for its next owner to move straight in and enjoy.

FREEHOLD
COUNCIL TAX BAND A

LOUNGE
14'3" x 13'2" (4.36m x 4.03)

DINING ROOM
7'10" x 7'8" (2.40m x 2.36m)



KITCHEN
10'10" x 21'4" (3.32m x 6.51m)

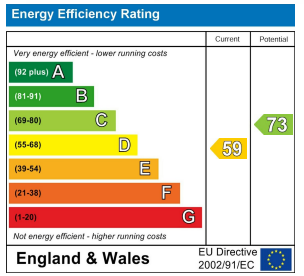
BATHROOM
4'11" x 8'0" (1.51m x 2.44m)

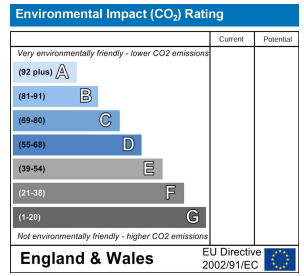
BEDROOM ONE
14'6" x 14'0" (4.42m x 4.28m)

BEDROOM TWO
8'0" x 8'7" (2.45m x 2.64m)









YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

NAEA National Association of Estate Agents

The Property Ombudsman

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