



Swain Court, DL2 1DQ  
2 Bed - Flat  
Offers Over £110,000

Council Tax Band: B  
EPC Rating: B  
Tenure: Leasehold



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## Swain Court, DL2 1DQ

Modern, spacious, and move-in ready – this two-bedroom first floor flat at Swain Court, Middleton St George is perfect for first-time buyers or investors alike.

The heart of the home is the open plan kitchen/living area having a feature bay window which floods the area with light, and a modern kitchen with a handy breakfast bar, a good range of units with contrasting work surfaces incorporating a sink unit with mixer tap, electric ceramic hob, cooker hood, single oven, integrated fridge, dishwasher and freestanding washing machine.

The contemporary bathroom is a standout, offering both a freestanding shower and a full-sized bath, along with WC and washbasin.

Both bedrooms are comfortable doubles, each with built-in wardrobes, and the property also benefits from an allocated parking space for added convenience along with visitor parking and security intercom entry system.

The property benefits from gas central underfloor heating.

Situated in the sought-after village of Middleton St George, you'll enjoy local shops, pubs, schools, and countryside walks on your doorstep, while Darlington, Teesside Airport, and excellent transport links are just minutes away.

Stylish, low-maintenance, and in a great location – this flat ticks all the boxes whether you're looking for your first home or a smart rental investment.

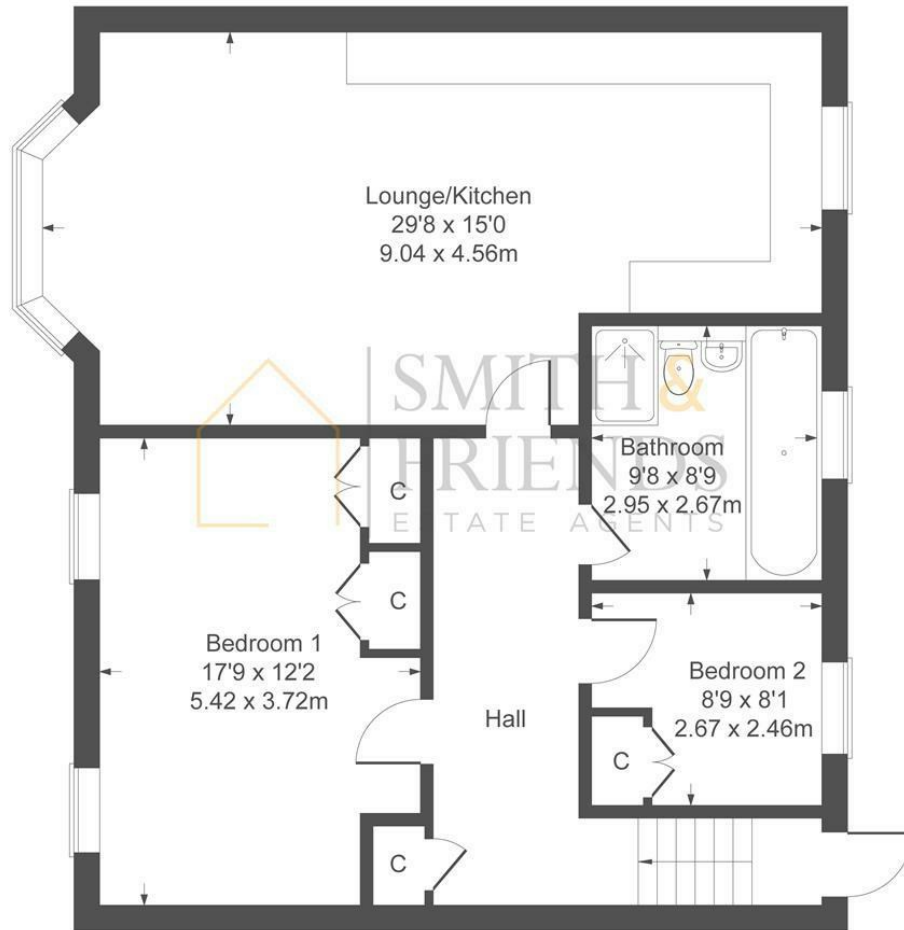
EPC grade C

Please contact Smith And Friends to arrange a viewing.

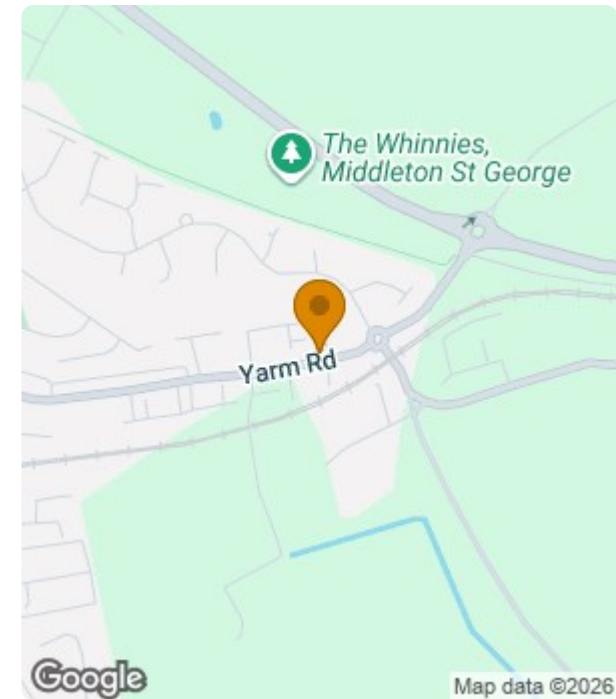


# Swain Court

Approximate Gross Internal Area  
926 sq ft - 86 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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