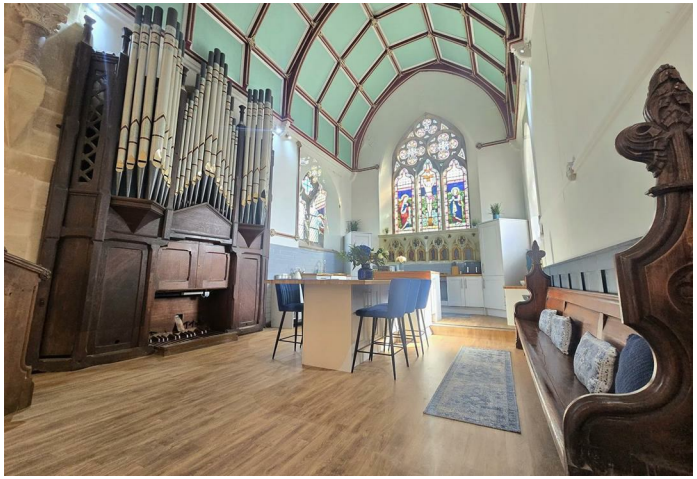


Church Lane, Middleton St. George, DL2 1DD
7 Bed - House - Detached
£4,500 Per Calendar Month

EPC Rating: C
Tenure:
Council Tax Band: G

SMITH & FRIENDS
ESTATE AGENTS

Church Lane
Middleton St. George Darlington DL2 1DD





*** AVAILABLE IMMEDIATELY ***
*** GRADE II LISTED, CONVERTED CHURCH ***

St Laurence's Church dates to 1871 and was designed by the Darlington based architect JP Pritchett. The imposing and ornate property is constructed of squared rock-faced sandstone in narrow courses with ashlar dressings under a Welsh slate roof. The property has been converted from an previous church to a beautiful seven bedroom family home, located within the sought after village setting of Middleton St George, Middleton One Row, Darlington.

The property briefly comprises of; Entrance Hall, Living / Family Room, Dining Area & Stunning Fitted Kitchen, Utility Room, and a Downstairs WC. On the Ground Floor, you will find a Vicarage, which has an Open-Plan, Living/Bedroom, Separate WC/Cloakroom, Bathroom and Separate Kitchen.

The First Floor provides a Landing, with Three Double Bedrooms, (Bedroom Three with Stunning En-Suite Bathroom), and a Family Bathroom. The Second Floor benefits from an additional Two Double Bedrooms, (Bedroom Two has a En-Suite Shower Room), and a Master Bedroom with En-Suite Shower Room and Balcony overlooking the Grand Family area of the Ground Floor.

Externally, you will find a private driveway from the main road leads up to the property where there is ample parking and lawned gardens with hedged borders which wrap around the entire property.

There are no graves or headstones at the property; St Laurence's Church does not have a graveyard at all.

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

PART FURNISHED
REQUIRED EARNINGS: Tenants £135,000pa; Guarantor, if required £162,000pa
RENT £4,500 PCM
BOND £5,192
(Application is subject to a Holding Fee - please refer to our website for further details)





































GROUND FLOOR

Foyer
12'7" x 2'11" (3.85m x 0.89m)

Entrance Hall
12'8" x 21'1" (3.87m x 6.45m)

Living / Dining Room
36'0" x 17'1" (10.99m x 5.22m)

Breakfast Bar Area
17'5" x 16'2" (5.31m x 4.95m)

Kitchen
8'11" x 16'0" (2.73m x 4.88m)

Utility Room
7'4" x 7'3" (2.24m x 2.23m)

Downstairs WC
2'9" x 6'3" (0.85m x 1.93m)

Vicarage Room
14'4" x 23'11" (4.37m x 7.30m)

Hallway / WC
7'4" x 2'10" (2.25m x 0.88m)

Kitchen
11'1" x 10'3" (3.40m x 3.13m)

Bathroom / Hallway
14'4" x 10'3" (4.37m x 3.13m)

FIRST FLOOR

Landing
35'0" x 4'3" (10.68m x 1.30m)

Bedroom 3
14'3" x 9'8" (4.35m x 2.97m)

En-Suite
8'2" x 9'8" (2.51m x 2.97m)

Bedroom 4
23'0" x 9'9" (7.03m x 2.99m)

Bedroom 5
10'9" x 9'8" (3.29m x 2.97m)

Family Bathroom
10'10" x 9'9" (3.31m x 2.99m)

SECOND FLOOR

Landing
22'2" x 4'2" (6.77m x 1.28m)

Bedroom 1
19'0" x 23'11" (5.80m x 7.30m)

En-Suite
7'3" x 8'5" (2.23m x 2.59m)

Bedroom 2
12'8" x 9'4" (3.87m x 2.86m)

En-Suite
5'5" x 8'5" (1.67m x 2.58m)

Bedroom 6
18'3" x 9'5" (5.57m x 2.88m)

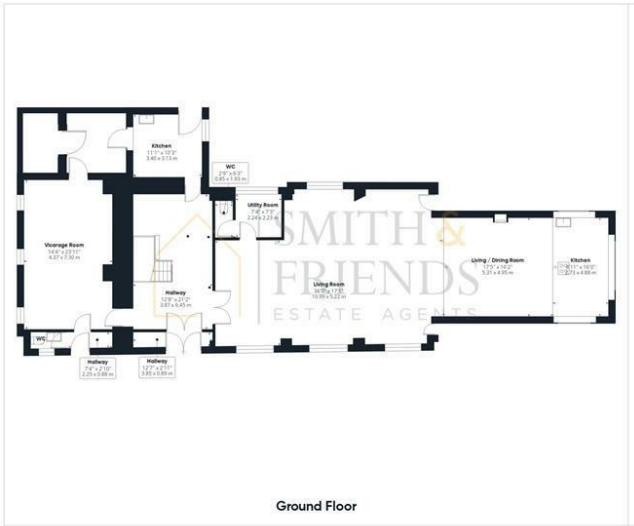




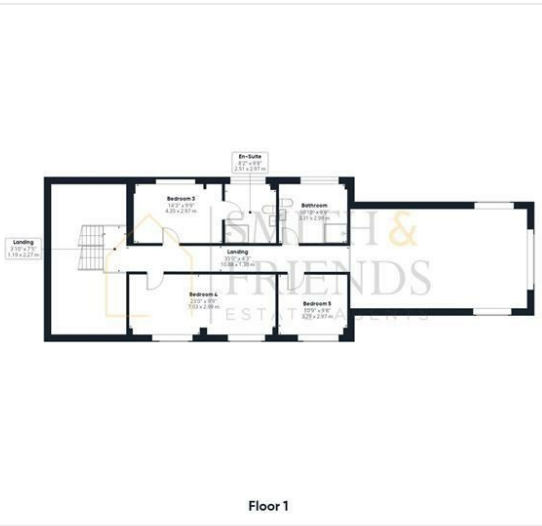








Ground Floor



Floor 1



Floor 2

N
E
W
S

Approximate total area(1)

3930 ft²

365.2 m²

Reduced headroom

109 ft²

10.1 m²

(1) Excluding balconies and terraces

Reduced headroom

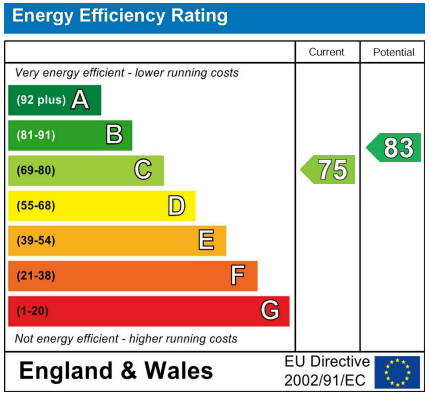
Below 5 ft/1.5 m

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

GIRAFFE360







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.

7 Duke Street, Darlington, Co. Durham, DL3 7RX
Tel: 01325 484440
darlington@smith-and-friends.co.uk
www.smith-and-friends.co.uk

SMITH & FRIENDS
ESTATE AGENTS