



Woodlands Green

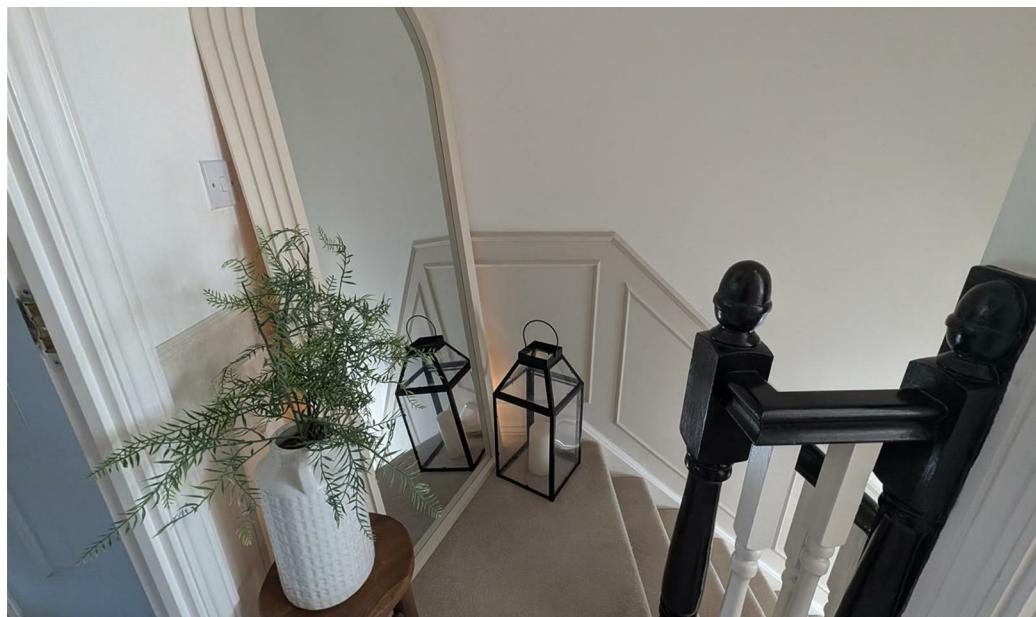
Darlington DL2 1EE

£140,000

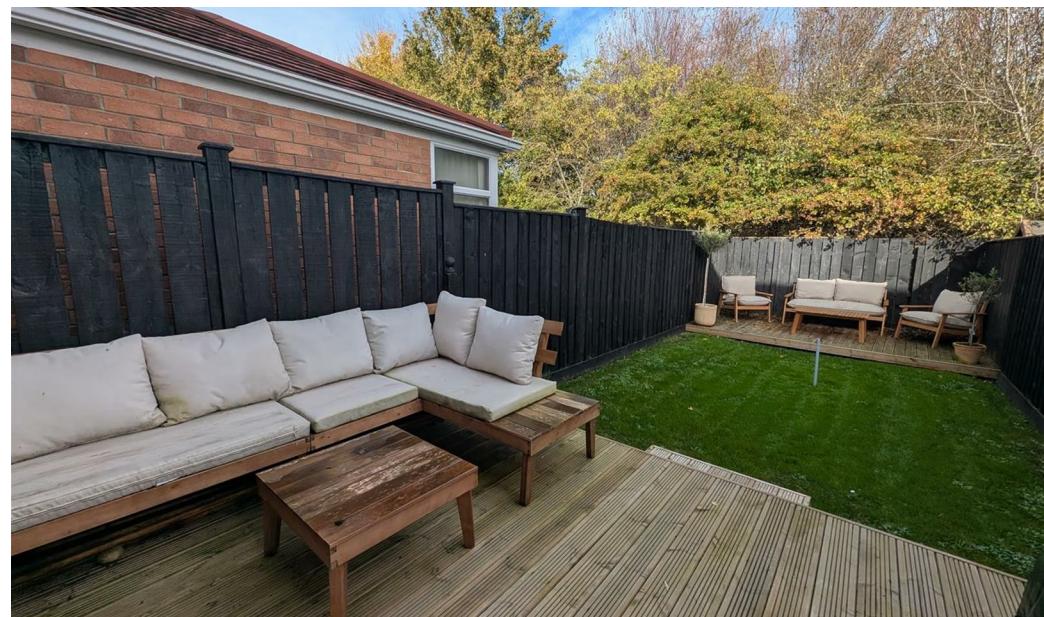
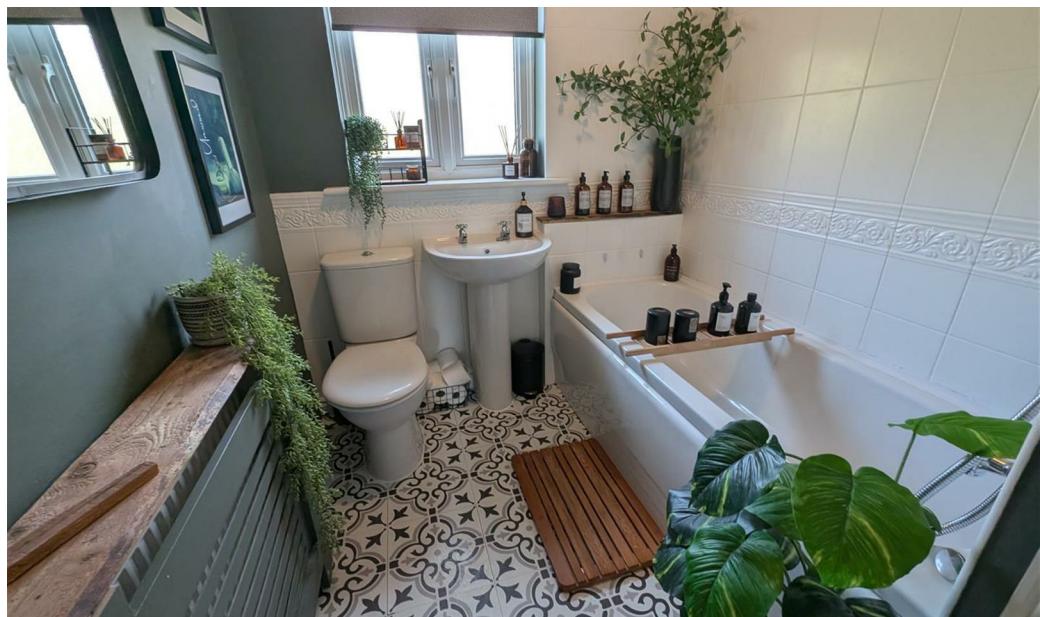
**V**  
Venture  
PROPERTIES



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# Woodlands Green

Darlington DL2 1EE



- Two Bedroom Modern Mid Link Property
- Not Overlooked To Rear
- Landscaped Rear Garden

- Sought After Middleton St. George Location
- Village Surroundings
- Council Tax Band B

- Off Street Parking
- Well Presented
- Epc Rating C

Welcome to this beautifully presented two-bedroom terraced house located in the desirable village of Woodlands Green, Middleton St. George, near Darlington. This property comes to the market on behalf of Taylor Wimpey under their Part Exchange scheme. Boasting a stylish interior that is sure to impress, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

Upon entering, you will find a well-appointed reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The two bedrooms are generously sized, providing ample space for rest and personalisation. The property also features a modern bathroom, ensuring convenience for everyday living.

One of the standout features of this home is the lovely garden, which offers a private outdoor space for enjoying the fresh air or hosting summer gatherings. Additionally, off-street parking is available, adding to the practicality of this charming residence.

Situated in a popular village location, this property is within easy reach of Darlington and Teesside, making it an excellent choice for commuters or those who enjoy the amenities of nearby towns. With no onward chain, this home is ready for you to move in and make it your own without delay.

In summary, this stylishly presented terraced house in Woodlands Green offers a wonderful opportunity to enjoy comfortable living in a sought-after area. Don't miss your chance to view this delightful property.

## Entrance Hall

Door to front with stained glass detail and staircase to first floor landing.

## Kitchen/Breakfast Room

13'10 x 5'10 (4.22m x 1.78m)  
Upvc double glazed window to front, white wall, base and drawer units with contrasting worktops. Sink unit with mixer tap, integrated gas hob and oven with extractor over. Three is space for a washing machine and fridge freezer. Part tiled walls, space for table and chairs, concealed boiler, vinyl flooring and radiator.

## Ground Floor Cloaks

Low level w.c, wash hand basin, radiator and extractor fan.

## Lounge

12'4 x 10'9 (3.76m x 3.28m)  
Upvc double glazed French Doors to rear, coving to ceiling and panel detail to feature wall. Radiator.

## First Floor Landing

### Bedroom One

12'5 x 11'3 (3.78m x 3.43m)  
Two Upvc double glazed windows to front, built in double wardrobe, panelling to feature wall and radiator.

### Bedroom Two

11'8 x 6'0 (3.56m x 1.83m)  
Two Upvc double glazed windows to rear, panelled wall feature and radiator.

## Bathroom

Upvc double glazed obscure window to rear, panelled bath with shower over, w.c, wash hand basin and radiator. Airing cupboard and tiled floor.

## Externally

To the front there is a driveway for off street parking.

To the rear there are two decking areas and a lawn area. There has also been new fencing installed.

## Tenure

Freehold

## Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 592 ft 2 / 55 m 2

Plot size 0.03 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

Ultrafast

1800 Mbps

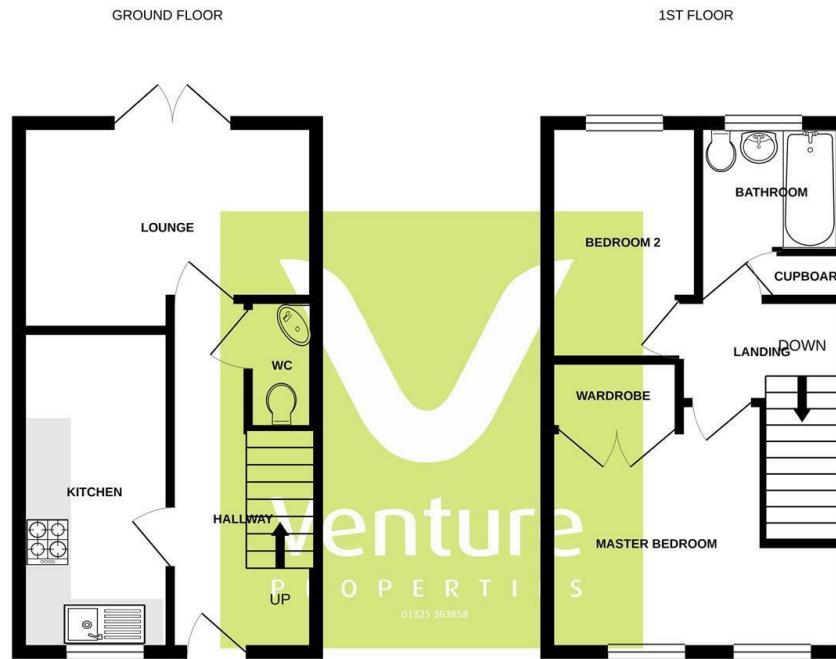
Satellite / Fibre TV Availability

BT

Sky

Virgin

## Note



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The floorplan is intended for guidance purposes only and should not be relied on as an accurate representation of the property. It is not to be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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