

Ann Cordey
ESTATE AGENTS

44A The Front, Middleton One Row, Darlington, DL2 1AU

Offers In The Region Of £550,000

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Occupying an enviable position within the highly sought-after Middleton One Row, this substantial four-bedroom detached residence sits proudly on an extensive plot with breathtaking surroundings. The property enjoys far-reaching boundaries stretching down to the River Tees, complete with private fishing rights, offering a unique lifestyle opportunity alongside exceptional scope for further enhancement or extension.



Externally, the home is approached via a driveway providing off-street parking and leading to a garage. The front gardens are well established, featuring an attractive selection of mature shrubs and flowering borders, creating an inviting first impression. To the rear, the property boasts impressive south-facing gardens of considerable size, enjoying uninterrupted views across the River Tees and towards Low Dinsdale. A paved patio area provides the perfect space for outdoor entertaining, while steps lead down through a charming woodland area, guiding you towards the riverbank—an idyllic and highly individual feature.



Internally, the accommodation is both spacious and versatile, ideally suited to family living. The ground floor briefly comprises an entrance porch, ground floor WC, and an inner hallway with original parquet flooring and staircase to the first floor. The lounge is positioned to the rear and also with original parquet flooring, featuring a fireplace and large windows that beautifully frame the garden views, along with direct access outside. To the front, there is a separate dining room, while the dual-aspect kitchen provides ample natural light and functionality. A useful utility room is located to the rear of the garage and can be accessed internally.

To the first floor, there are four well-proportioned bedrooms, the principal bedroom benefiting from en-suite facilities, alongside a family bathroom/WC. Three of the bedrooms are positioned to the rear, each enjoying elevated views across the stunning landscape, further enhancing the sense of space and tranquillity this remarkable home provides.

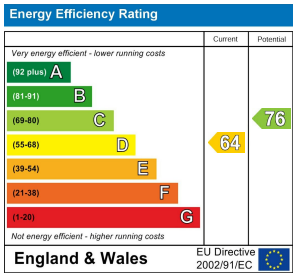


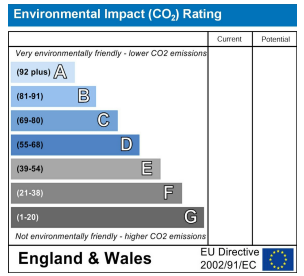
Properties of this nature, combining location, land, and potential, are rarely available—early viewing is strongly recommended.

The location is private, whilst enjoying convenient access to the villages of Middleton One Row and Middleton St George, which have a host of independent shops, cafes and pub/restaurants, there is a train station at Dinsdale, Durham Tees Valley airport is close by and there are excellent transport links to Darlington, Yarm and Teesside and towards the A1M.









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