



Martinsyde, Middleton St. George, Darlington,  
DL2 1UF  
3 Bed - House - Semi-Detached  
£995 Per Calendar Month

Council Tax Band: C  
EPC Rating: B  
Tenure:



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# Martinsyde, Middleton St. George, DL2 1UF

**\*\* QUIET CUL DE SAC \*\* \*\* SOUGHT AFTER VILLAGE \*\* \*\* QUALITY FAMILY HOME \*\***

Fabulous opportunity to acquire this luxurious three bedroom semi detached property located on this exclusive, modern development which stands on an excellent plot at the head of this choice cul de sac in the sought after and picturesque village of Middleton St. George. The home has been improved with sumptuous interior design, parking available for two vehicles and well tended gardens to the front, side and rear.

## GROUND FLOOR

A light and airy hallway giving a good first impression with open spindle balustrade leading to the first floor, ground floor cloaks/w.c. with white suite. A spacious kitchen/diner with a beautifully appointed kitchen and space for dining with a good range of wall and base units with contrasting work surfaces and integrated appliances. A generous sized lounge overlooking the garden with bi-fold doors along with a useful under stairs storage cupboard.

## FIRST FLOOR

There is a hatch allowing loft access and a cupboard housing a Vaillant combi boiler. Three good sized bedrooms all in neutral decor, the master of particular interest with impressive en-suite showering facilities comprising of double shower cubicle, wash hand basin, w.c. and chrome towel radiator. To complete the first floor is a luxurious bathroom with panelled bath and shower attachment, wash hand basin, w.c., chrome towel radiator and fitted TV.

### ENTRANCE HALL



### GROUND FLOOR CLOAKS/W.C.



### KITCHEN/DINER 16'10x8'8 (5.13mx2.64m)



### LOUNGE 15'6x11'9 max (4.72mx3.58m max)



### FIRST FLOOR LANDING

### BEDROOM 8'4x11'9 (2.54mx3.58m)



### EN-SUITE SHOWER ROOM

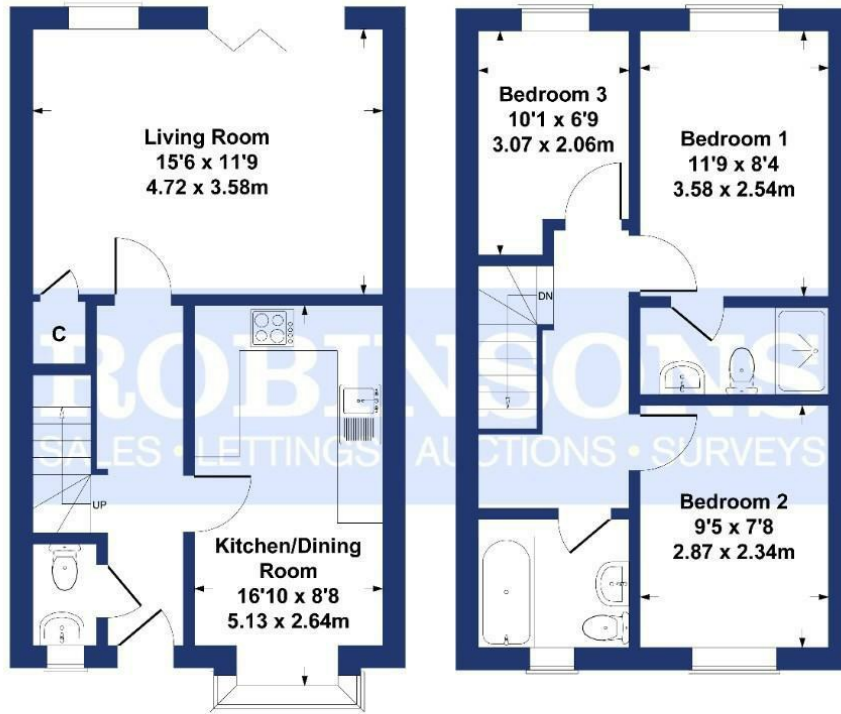






# Matinsyde

Approximate Gross Internal Area  
855 sq ft - 79 sq m



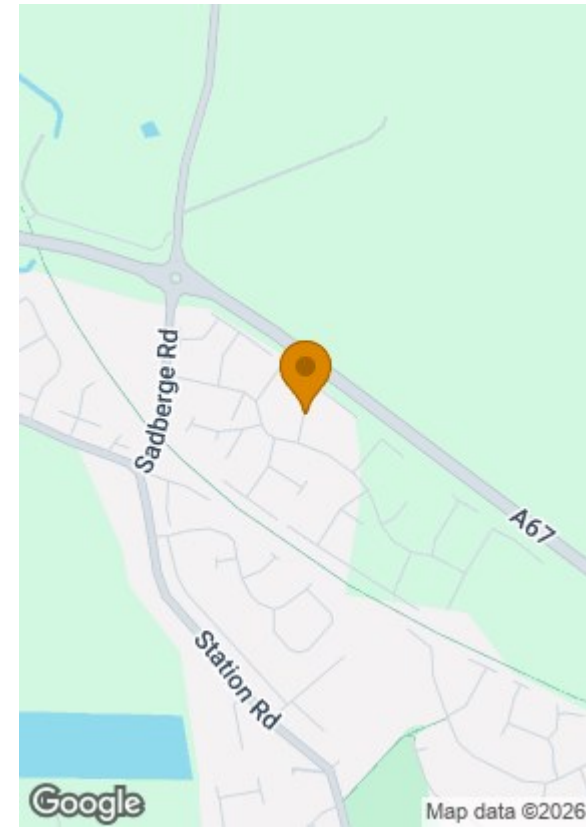
**GROUND FLOOR**

**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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