



**Burnhope Lane,**  
Middleton St George DL2 1FL

**£175,000**





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Burnhope Lane,

## Middleton St George DL2 1FL



- Three Bedroom Semi-Detached Property
- Off Street Parking
- Council Tax Band C

- Sought After Middleton-St-George Location
- Close Access to Travel Links
- Epc Rating B

- Village Surroundings
- Green Open Spaces

In the charming village of Middleton St George, this well-presented three-bedroom semi-detached house at Burnhope Lane offers a delightful blend of comfort and convenience. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. The three bedrooms are thoughtfully designed, ensuring a peaceful retreat for all family members.

Externally, the property features a lovely rear garden, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, off-street parking adds to the convenience of this delightful home.

Living in Middleton St George means you can enjoy the tranquility of village life while still being within easy reach of Darlington's amenities. This property is an excellent opportunity for those seeking a comfortable family home in a picturesque setting.

The Ascot is part of the Discount Market Scheme and has been reduced in price by 20% of the market value.

Don't miss the chance to make this charming house your new home.

### Entrance Hall

Composite door to front.

### Downstairs Cloaks

W/c, wash hand basin and heated towel rail.

### Lounge

10'7 x 12'8 (3.23m x 3.86m)

Upvc double glazed window to front, staircase to first floor landing and radiator.

### Kitchen/Diner

12 x 7'7 (3.66m x 2.31m)

Fitted with wall, base and drawer units, electric hob and oven with extractor over, sink unit with mixer tap, integrated fridge freezer, dishwasher, washing machine and microwave, radiator and French Doors to rear.

### First Floor Landing

Access to loft.

### Bedroom One

15'7 x 8 (4.75m x 2.44m)

Upvc double glazed window to rear, storage with shelving and radiator.

### Bedroom Two

10'2 x 8'2 (3.10m x 2.49m)

Upvc double glazed window to front and radiator.

### Bedroom Three

7'2 x 6'9 (2.18m x 2.06m)

Upvc double glazed window to front and radiator.

### Bathroom

Fitted bath with shower over and screen, w.c, wash hand basin and heated towel rail.

### Externally

To the front there is off street parking for two vehicles.

To the rear is mainly laid to lawn with patio area and decking.

### Tenure

Freehold

### Property Details

Local Authority: Darlington

Council Tax Band: C

Annual Price: £2,108

Conservation Area No

Flood Risk Very low

Floor Area 785 ft 2 / 73 m 2

Plot size 0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

19 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

### Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



## Property Information

**01325 363858**

45 Duke Street, Darlington, County Durham, DL3 7SD  
sales@venturepropertiesuk.com