



**St. Georges Gate**

Darlington DL2 1FD

**Offers In The Region Of £285,000**







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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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# St. Georges Gate

## Darlington DL2 1FD



- Four Bedroom Detached Property
- Off Street Parking & Garage
- Perfect Family Home

- Middleton St. George Location
- Conservatory
- Council Tax Band D

- Immaculately Presented Throughout
- Sought After Village Surroundings
- Epc Rating

In the charming village of Middleton St. George, this exquisite detached house at St. Georges Gate offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a serene environment while still being conveniently close to local amenities.

Upon entering, you will be greeted by well-appointed reception rooms, providing ample space for relaxation and entertaining guests. Each room is designed to maximise natural light, creating a warm and inviting atmosphere throughout the home. The layout is both practical and stylish, ensuring that every corner of the house is utilised effectively.

The property boasts three bathrooms, which is a significant advantage for larger families or those who enjoy hosting visitors. This feature ensures that everyone has their own space, enhancing the overall convenience of daily living.

For those with vehicles, the house offers off-street parking for up to three vehicles, along with a garage, providing secure storage and easy access. This is particularly beneficial in a village setting, where parking can sometimes be a challenge.

Living in Middleton St. George means you can enjoy the tranquillity of village life while being just a short drive from the bustling town of Darlington. The community is known for its friendly atmosphere and picturesque surroundings, making it an ideal place to call home.

In summary, this delightful detached house at St. Georges Gate is a rare find, combining spacious living with the charm of village life. It is perfect for those looking to settle in a peaceful yet accessible location. Don't miss the opportunity to make this wonderful property your new home.

### Entrance Hall

Composite door to front, staircase to first floor with storage under, laminate flooring and radiator.

### Lounge

17'02 x 10'08 (5.23m x 3.25m)

Upvc double glazed bay window to front, coving to ceiling, wall mounted electric fire, grey laminate flooring and two radiators.

### Kitchen/Diner

14'03 x 13'11 (4.34m x 4.24m)

Upvc double glazed window to rear, L' shaped with high gloss wall, base and drawer units, including curved corner unit, deep pan drawers and pull out spice rack. Granite worktops with matching splashbacks and integrated sink with mixer tap. Neff electric hob with extractor over and integrated, eye level Neff oven and microwave. Two vertical radiators and space for table and chairs. Double doors to conservatory, Spotlights to ceiling and laminate flooring.

### Dining Room

9'04 x 8'08 (2.84m x 2.64m)

Upvc double glazed window to side, coving to ceiling, space for a table and chairs, laminate flooring and radiator. Access to the conservatory.

### Conservatory

13'02 x 9'06 (4.01m x 2.90m)

Part wall, part Upvc double glazed with double doors to rear.

### Utility Room

Composite door to side with obscure glazed panel. White wall units, stainless steel sink with mixer tap, space for a fridge freezer, washing machine and tumble dryer. Concealed Worcester boiler, laminate flooring and radiator.

### Ground Floor Cloaks

With low level w.c, wash hand basin in vanity and radiator.

### First Floor Landing

Storage cupboard with shelving and access to loft.

### Bedroom One

12'11 x 10'10 (3.94m x 3.30m)

Upvc double glazed window to front, coving to ceiling, fitted wardrobes with mirrored sliding doors. Obscure glass sliding door to en-suite and radiator.

### En-Suite

Upvc double glazed obscure, diamond shaped feature window to front. Shower cubicle with waterfall and spray, low level, back to wall w.c, wash hand basin, heated towel rail and storage cupboard. Spotlights to ceiling and panelled walls.

### Bedroom Two

8'05 x 12'11 (2.57m x 3.94m)

Upvc double glazed window to front, coving to ceiling, double wardrobes and radiator.

### Bedroom Three

7'10 x 10'01 (2.39m x 3.07m)

Upvc double glazed window to rear, fitted sliding door wardrobes and radiator.

### Bedroom Four

6'10 x 7'09 (2.08m x 2.36m)

Upvc double glazed window to rear, fitted mirrored door sliding wardrobes and radiator.

### Bathroom

Upvc double glazed obscure window, fitted panelled bath with mixer taps. Low level back to wall w.c and wash hand basin in vanity unit. Heated towel rail, panelled walls, vinyl flooring and spotlights to ceiling.

### Externally

To the front is a generous driveway to provide off street parking and access to the garage. There is also gated access to the rear and a lawn area. To the rear is an enclosed garden that is not overlooked to the rear. Raised resin decking to provide a seating area, well maintained lawn and pebbled pathway with stepping stones, leading to a pergola with further seating. There is a shed with power and light and decorative raised beds with well established plants and shrubs.

### Property Details

Local Authority: Darlington  
Council Tax Band: D  
Annual Price: £2,372  
Conservation Area Nb  
Flood Risk Very low  
Floor Area 0 ft 2 / 0 m 2  
Plot size 0.07 acres  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
16 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

### Tenure

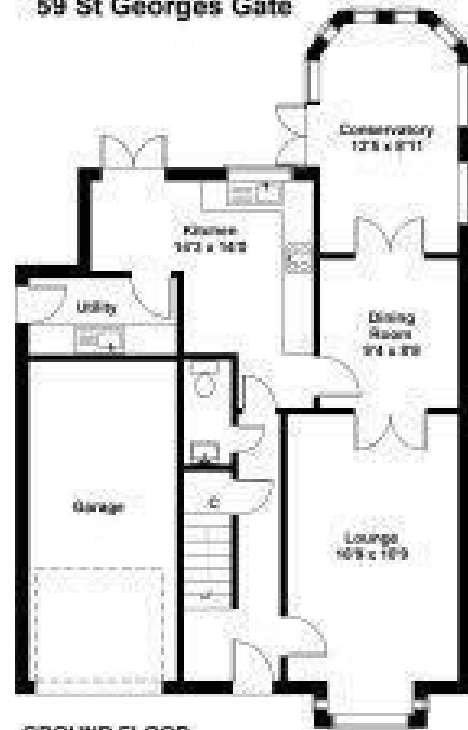
Freehold

### 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



## 59 St Georges Gate

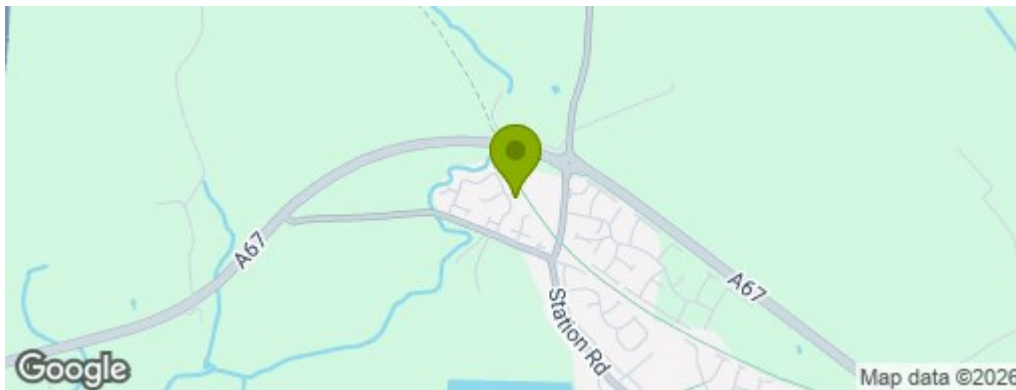


GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or ProActive Homes (2026) Ltd.



## Property Information

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