



Woodlands Green

Middleton St. George DL2 1EE

Offers Over £130,000

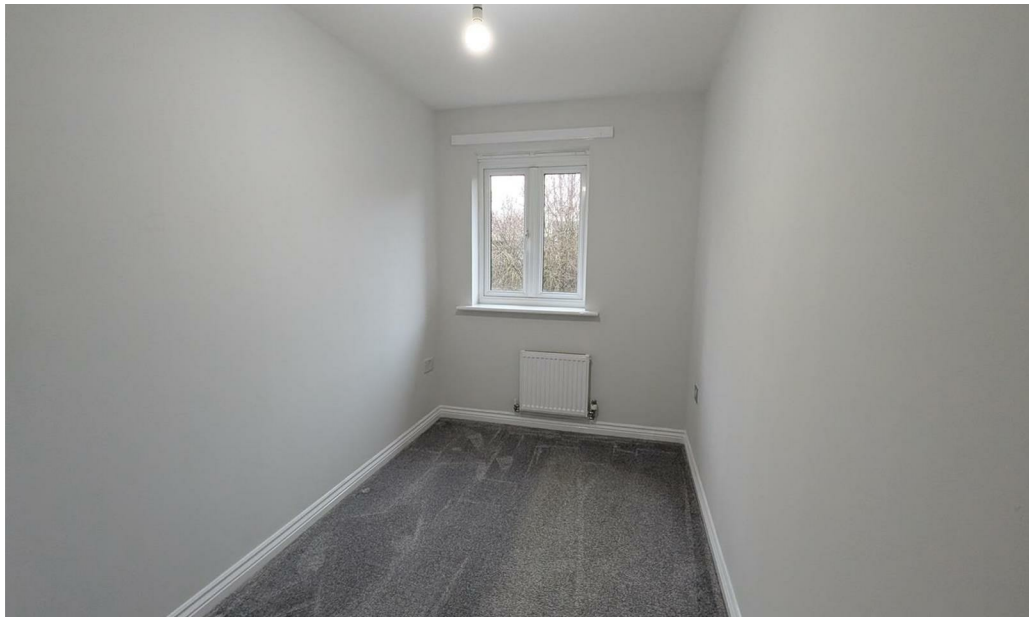




This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely 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.



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 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.

Woodlands Green

Middleton St. George DL2 1EE



- Two Bedroom Mid-Link Property
- Village Location
- Viewing Recommended

- Allocated Parking
- Close to A66
- Council Tax Band B

- Rear Extension and Garden
- Amenities Nearby
- Epc Rating C

Located on Woodlands Green, Middleton St. George, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples.

Upon entering, you will find two inviting reception rooms that offer versatile spaces for relaxation and entertainment. The recent decoration throughout the home adds a fresh and modern touch, allowing you to move in with ease and make it your own.

The property features a well-appointed bathroom, ensuring convenience for daily living. Outside, you will appreciate the rear garden, a perfect spot for enjoying the outdoors, gardening, or simply unwinding after a long day. Additionally, parking is available, providing practicality in this popular development.

Situated close to Darlington and Teesside, this location offers excellent transport links and local amenities, making it a desirable place to live. With no onward chain, this property is ready for you to make it your new home without delay. Don't miss the chance to view this lovely house in a sought-after area.

Entrance Hallway

Door to front, staircase to first floor landing, laminate flooring and double radiator.

Lounge/Sun Room

12'10" x 10'0" (3.920 x 3.058)

Upvc double glazed window to front, coving to ceiling and laminate floor, with open aspect to sun Room.

Sun room has Upvc double glazed French doors to rear with Velux window, double radiator and access enclosed rear garden.

Downstairs WC

Downstairs WC with laminate flooring, WC and wash hand basin.

Dining Room

10'0" x 9'2" (3.058 x 2.813)

A second reception room with laminate flooring and double radiator.

Kitchen

13'9" x 5'10" (4.210 x 1.787)

Upvc double glazed window to front, fitted white wall, base and drawer units with contrasting work surfaces, gas hob with extractor over and integrated electric oven. Stainless steel sink with mixer tap and space for washing machine and fridge freezer. Tiled floor.

Bedroom One

12'6" x 10'1" (3.831 x 3.076)

Two Upvc double glazed windows to front, fitted wardrobes, laminate flooring, double radiator.

Bedroom Two

11'9" x 6'2" (3.587 x 1.885)

Upvc double glazed window to rear and double radiator.

Bathroom

Upvc double glazed obscure window to rear, white suite comprising WC, wash hand basin, panelled bath with shower over and screen. Storage cupboard housing Worcester combi boiler and tiled floor.

Externally

To the front is one allocated parking space.

To the rear is a low maintenance private garden with decking area and shed.

Tenure

Freehold

Property Details

Local Authority: Darlington

Council Tax Band: B

Annual Price: £1,845

Conservation Area No

Flood Risk Very low

Floor Area 753 ft 2 / 70 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

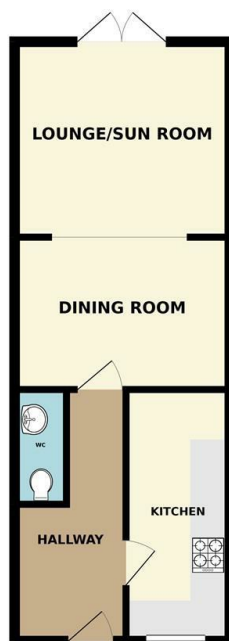
Sky

Virgin

Note

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.

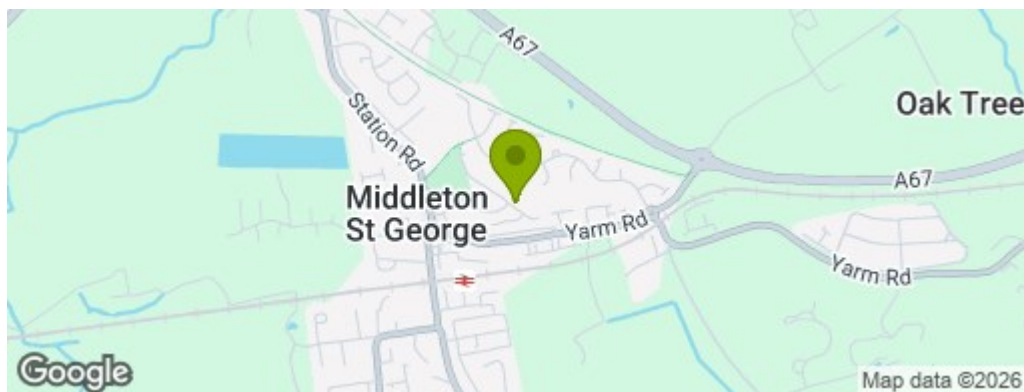
GROUND FLOOR



1ST FLOOR



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and materials shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homestyler ©2019



Property Information

01325 363858

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