

New Row

Darlington DL2 1EN

£110,000

Venture PROPERTIES









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- Three Bedroom Terraced Property
- Ideal Investment Opportunity
- Parks Nearby
- Sought After Middleton-St-George Location
- Council Tax Band A
- Close to Dinsdale Railway Station
- Garden
- EPC Rating D
- Offered Via Builders Part Exchange Priced To Sell

Nestled in the charming village of Middleton St. George, this delightful three bedroom mid-terraced house presents an excellent opportunity for those seeking a comfortable family home. The property features gas central heating and double glazing throughout, ensuring warmth and energy efficiency.

Upon entering, you are welcomed by a spacious entrance hallway that leads to an open plan living and dining room, perfect for both relaxation and entertaining. The well-appointed kitchen is complemented by a convenient utility room, while the ground floor also houses a modern bathroom. Ascending to the first floor, you will find three generously sized bedrooms, providing ample space for family or guests.

Externally, the property boasts a pleasant garden at the front, ideal for enjoying the outdoors, along with an enclosed yard at the rear, offering a private space for leisure or gardening.

Middleton St. George is a vibrant community with a good selection of local shops and amenities, ensuring that daily needs are easily met. For those seeking a wider range of shopping and recreational facilities, Darlington Town Centre is just a short drive away. The village is also conveniently located for commuters, with easy access to major roads including the A66, A67, A167, and the A1M Motorway.

This property is a wonderful blend of comfort, convenience, and community, making it an ideal choice for families or individuals looking to settle in a welcoming environment.

Entrance
Double glazed entrance door, staircase to first floor and radiator.

Lounge
11'2" x 13'6" (3.42 x 4.13)
Double glazed window to front, access to storage room and radiator.

Dining Room
10'2" x 8'5" (3.11 x 2.59)
Open aspect Window to rear, access to kitchen and radiator.

Kitchen
8'8" x 12'4" (2.65 x 3.76)
Double glazed window to side, double glazed door to side and two Velux windows. Fitted wall, base and drawer units with coordinating work surfaces, sink with mixer tap, integrated gas hob, with extractor over and integrated electric oven. Integrated dishwasher, space for a washing machine, part tiled walls and radiator,

Utility Room
8'6" x 4'4" (2.61 x 1.34)
double glazed window to side, fitted wall, base and drawer units with coordinating work surfaces, sink unit, integrated fridge freezer, space for tumble dryer and radiator

First Floor Landing

Bedroom One
9'7" x 9'10" (2.94 x 3.01)
Double glazed window to front, two fitted wardrobes and radiator.

Bedroom Two
7'3" x 12'2" (2.23 x 3.72)
Double glazed window to rear, radiator and access to loft space.

Bedroom Three
7'3" x 8'8" (2.21 x 2.65)

Bathroom
4'1" x 8'8" (1.26 x 2.65)
White three piece suite comprising panelled bath with shower over, wash hand basin in vanity unit, low level WC, partially tiled walls, double glazed window to rear and radiator.

Externally
To the front there is an enclosed garden, laid to lawn with paved area and well established shrubs.
To the rear an enclosed outdoor space with gated access to back lane.

Tenure
Freehold

Property Details
Local Authority: Darlington
Council Tax Band: A
Annual Price: £1,663
Conservation Area
Stockton & Darlington Railway:
Middleton St George (Fighting Cocks)
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.03 acres
Mobile coverage
EE
Vodafone
Three
O2
Broadband
Basic
22 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



Property Information

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