



35 MIDDLETON LANE, MIDDLETON ST. GEORGE, DARLINGTON, DL2 1AF

Offers In The Region Of £295,000

Offered to the market with no onward chain, the home occupies an enviable position with extensive gardens to both the front and rear, providing a wonderful sense of space and privacy rarely found.

The accommodation is well-proportioned throughout, featuring two double bedrooms, a comfortable lounge, kitchen, and bathroom. While the property would benefit from modernisation, it presents a fantastic canvas for those looking to create a home tailored to their own tastes and requirements.

Externally, the property continues to impress. The large front garden sets the bungalow back nicely from the road, while the rear garden offers excellent potential for landscaping or extension (subject to necessary permissions). A detached garage provides additional storage or secure parking.

Middleton One Row remains a popular choice for buyers, offering a charming village atmosphere with convenient access to nearby amenities and transport links, including The Devonport Hotel and Teesside Airport.



LOUNGE
21'1" x 12'2" (6.45m x 3.73m)

BEDROOM ONE
12'2" x 11'8" (3.71m x 3.58m)

BEDROOM TWO
12'4" x 11'6" (3.78m x 3.51m)

SHOWER ROOM
8'5" x 7'10" (2.59m x 2.39m)

KITCHEN
15'1" x 9'3" (4.62m x 2.84m)

GROUND 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	74
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

