

Ann Cordey
ESTATE AGENTS

2 Archer Road, Middleton One Row, Darlington, DL2 1BB

Offers In The Region Of £199,950

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We offer for sale a mature THREE BEDROOMED semi-detached residence, rarely available in this location within the village of Middleton-One-Row. The property has been a much loved family home and occupies a pleasant position with large garden and open views across countryside to the rear.

Internally the accommodation is well proportioned the lounge is dual aspect, overlooking the front and rear and has a log burning stove at its heart to cast a cosy glow. The kitchen diner has been extended and is also of a good size able to accommodate a family dining table and fitted with an ample range of cream cabinets with wood effect work surfaces.

To the first floor there are three good sized bedrooms and a family bathroom/wc. Externally the front garden is mainly imprinted concrete to provide off street parking and there is a small lawned area edged with borders. There is an electric vehicle charging point and water tap to the side of the property and a single pedestrian gate leads into the rear garden, which is very generous and mainly laid to lawn with an abundance of plants and shrubs adding colour and interest there are two sheds and a bespoke dog run. The garden is quite private and attracts a great deal of the sunshine and also enjoys open views across open countryside.



The village is highly desirable with beautiful river and countryside walks. There are regular bus services and ease of access to the neighbouring village of Middleton St George and it's amenities and good local schooling. Middleton One Row also has a well regarded pub/restaurant The Devonport. There are excellent transport links to Darlington and Teesside, a local train station at Middleton St George and Durham Tees Valley airport is not too far away.

The property is warmed by gas central heating and is fully double glazed.

TENURE: Freehold
COUNCIL TAX C

ENTRANCE HALLWAY
With return staircase leading to the first floor and access to the lounge and to the kitchen and dining room. There is also a useful under stairs cupboard and a stained glass window making a lovely feature.



LOUNGE
20'6" x 9'11" (6.27 x 3.03)
The lounge is dual aspect with windows to the front and rear aspect. A good sized reception room with a brick built inset to the chimney breast with log burning stove to cast a cosy glow. The room has been finished with a solid oak floor and skirting boards and the original delpht rack is in place.

KITCHEN & DINING ROOM
18'7" x 9'4" (5.67 x 2.85)
The dining area can easily accommodate a dining table and has a door and window to the side. There is is also a built in storage cupboard/pantry. The room is open plan to the kitchen which is fitted with an ample range of cream, wall, floor and drawer cabinets which are complimented by the warm tones of the wood effect work surfaces with stainless steel sink unit. The range cooker is included in the sale and there is plumbing for an automatic washing machine and dishwasher. The kitchen area has a window over looking the rear garden and has been finished with tiled surrounds and has tiled floor.

FIRST FLOOR

LANDING
The landing leads to all three bedrooms and to the family bathroom/wc.

BEDROOM ONE
11'7" x 8'2" (3.55 x 2.51)
The principal bedroom of the home is a good sized double room with fitted wardrobes and overlooking the front aspect.

BEDROOM TWO
11'9" x 9'5" (3.60 x 2.89)
A second double bedroom this time over looking the rear aspect and having fitted bookcase.

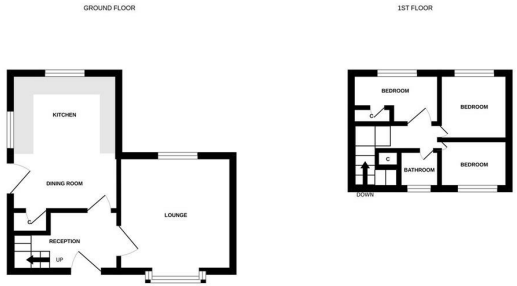
BEDROOM THREE
9'0" x 8'11" (2.75 x 2.74)
Bedroom three is well proportioned and over looks the rear aspect also having a built in storage cupboard.

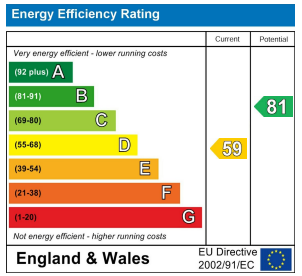
BATHROOM/WC
Comprising a white suite with panelled bath, pedestal hand basin within vanity storage unit and low level wc.

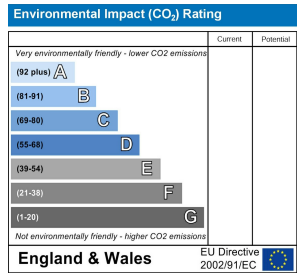
EXTERNALLY
Externally there is an enclosed front garden with imprinted concrete driveway for off street parking. There is pedestrian access to the rear garden which is very generous and mainly laid to lawn with an abundance of plants and shrubs adding colour and interest there are two sheds and a bespoke dog run. The garden is quite private and attracts a great deal of the sunshine and also enjoys open views across open countryside.

There is also an electric vehicle charging point and water tap and power supply to the garden buildings.









YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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The Property Ombudsman

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