



*Ann Cordey*  
ESTATE AGENTS

**10 Fairfax Road, Middleton St. George, Darlington, DL2 1HF**  
**Offers In The Region Of £199,950**



## 10 Fairfax Road, Middleton St. George, Darlington, DL2 1HF

Situated within the established Virginia Estate, Fairfax Road is in the delightful village of Middleton St. George, Darlington. This property has been thoughtfully improved by the current vendors, offering a perfect blend of modern living and comfort.

The upgraded kitchen diner is a real standout feature of the home, complete with French doors that open onto a large private garden, allowing for a seamless transition between indoor and outdoor living.

The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those needing extra room for guests or a home office. The modern shower room has been tastefully designed, ensuring a fresh and contemporary feel.

With a generous size of 926 square feet, this property offers plenty of room to live comfortably. Situated in a popular village, residents can enjoy a sense of community while being conveniently located near local amenities and well regarded schools. There is a local train station at Dinsdale and Teesside Airport is also close by and there are excellent road links towards Darlington and Teesside.

Warmed by gas central heating (with the remaining boiler guarantee in place until October 2027) and fully double glazed and are guaranteed until 2031.

TENURE: Freehold

COUNCIL TAX:

### RECEPTION HALLWAY

Welcoming reception hallway with staircase to the first floor and access to the lounge and kitchen. There is practical laminate floor and a window to the side and also a handy under stairs storage cupboard.

### LOUNGE

14'2" x 9'8" (4.32 x 2.97)

A sizeable reception room with a bay window to the front aspect.

### KITCHEN

21'0" x 9'4" (6.42 x 2.87)

Upgraded with an ample range of cabinets in contrasting Dove Grey & Slate tones which are complemented by the quality quartz work surfaces. The integrated appliances include an electric oven, microwave/grill and hob, and there is plumbing for an automatic washing machine and dishwasher. The kitchen has been well planned with larder cupboard and carousel storage for ease. The room is open plan to a dining area which sits just in front of French doors and enjoys views of the garden. There is also a window within the kitchen area.

### FIRST FLOOR

#### LANDING

The landing leads to all three bedrooms and to the bathroom/WC. There is access to the attic area and there is also a built in linen cupboard.

#### BEDROOM ONE

12'8" x 12'8" (3.88 x 3.87)

A generous master bedroom with a window to the front and a range of built in wardrobes.



## BEDROOM TWO

12'3" x 9'8" (3.74 x 2.95)

A second double bedroom this time overlooking the rear aspect and also having a built in wardrobe.

## BEDROOM THREE

9'4" x 8'0" (2.87 x 2.44)

The third bedroom is a good sized single bedroom and overlooks the front aspect and has a built in wardrobe.

## SHOWER ROOM/WC

Comprising a modern suite with large walk in shower cubicle with mains fed waterfall shower, WC and handbasin.

## EXTERNALLY

The front of the property is open plan with a lawned areas and a resin driveway for off street parking. A single gate to side provides access to the rear garden which is enclosed with fencing and is mainly laid to lawn with an indian stone patio and pathway down to a second seating area which is decked. The garden is of a good size.



While every attempt has been made to ensure the accuracy of the information contained herein, measurements of floors, distances between walls, etc. may differ from the actual dimensions and are approximate. It is the purchaser's responsibility to verify the accuracy of the information contained herein. The services, systems and appliances shown have not been tested and the purchaser should verify the condition of the same.

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		
England & Wales	EU Directive 2002/91/EC	EU

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU

**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.



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