



Ann Cordey
ESTATE AGENTS

47 Heathfield Park, Middleton St. George, Darlington, DL2 1LW
Offers In The Region Of £239,950



47 Heathfield Park, Middleton St. George, Darlington, DL2 1LW

A generous THREE BEDROOMED detached property situated in the Heathfield Park development with Middleton St George is available for sale with no onward chain. The property boasts sizeable family accommodation with open plan kitchen and dining room, spacious kitchen, utility area and ground floor cloaks/WC. The ground floor is enhanced further by the addition of a large conservatory which enjoys views of the garden.

To the first floor there are Three double bedrooms, with the master having fitted wardrobes and ensuite facilities. Bedroom two and three are serviced by the family bathroom. Externally the driveway allows for parking for two vehicles and this is in addition to a single garage. The front garden is open plan and the rear garden is enclosed with raised patio and laid to lawn. There is a timber storage shed with electric.

The location within the village of Middleton St George allows convenient access to local schools, a park, village hall and lots of country walks. There are local shops and cafes and a pub. Regular bus services and a train station at Dinsdale linking to Darlington's station. There are also excellent transport links to the Darlington and towards Teesside.

The property is warmed by gas central heating and is fully double glazed. It has been well maintained and although would benefit from modern decor it is immaculately presented and in ready to move into order.

TENURE: Freehold
COUNCIL TAX: D

ENTRANCE VESTIBULE

A upvc door opens into the vestibule which has an internal door opening into the lounge.

LOUNGE

13'7" x 13'6" (4.16 x 4.14)

The lounge is of a good size and overlooks the front aspect. There is a marble fire surround as a focal point and a gas living flame fore to cast a cosy glow. The staircase to the first floor is open plan and the room leads through to the dining room.

DINING ROOM

10'0" x 7'6" (3.06 x 2.31)

Easily able to accommodate a family dining table the room has French doors to the conservatory and access to the kitchen.

KITCHEN

14'11" x 8'10" (4.56 x 2.71)

Well proportioned and fitted with an ample range of light beech effect wall, floor and drawer cabinets with complementing work surfaces and stainless steel sink unit. The integrated appliances include an electric oven and gas hob with extractor hood. The central heating boiler is situated in the kitchen and the room has been finished with tiling and an attractive tiled floor. There is a door through to a useful utility area and ground floor WC and a door leading into the garden.

UTILITY/WC

A great addition to any home the handy utility room has fitted cabinets and worksurface with plumbing for an automatic washing machine and space for a dryer. There is also a pedestal handbasin and WC. There is a window to the side aspect.



CONSERVATORY

11'4" x 9'4" (3.46 x 2.87)

A great addition which enhances the ground floor accommodation further. The conservatory is UPVC framed with a laminate floor and French doors opening onto a decked patio.

FIRST FLOOR

LANDING

The landing leads to all three bedrooms and to the bathroom/WC.

BEDROOM ONE

13'0" x 8'9" (3.97 x 2.67)

The master bedroom has a generous range of built in wardrobes, drawers and dressing table and also enjoys ensuite facilities.

ENSUITE

With a panelled bath and chrome hand held mixer tap, the handbasin is positioned with a vanity storage cabinets and there is a low level WC. There is a chrome heated towel rail and the room has been finished in modern tones with a dormer window to the front aspect.

BEDROOM TWO

11'10" x 11'3" (3.63 x 3.44)

A further double bedroom having two windows which overlook the front aspect and having built in sliding door wardrobes and a built in over the stairs cupboard.

BEDROOM THREE

9'10" x 7'8" (3.00 x 2.35)

A well proportioned third bedroom this time overlooking the rear aspect.

BATHROOM/WC

Comprising of a white suite with panelled bath and over the bath mains fed shower. There is a hand basin and WC and the room has been finished with ceramic tiles.

EXTERNALLY

The front of the property is open plan and laid to lawn with an established apple tree. The paved driveway allows for off street parking for two cars and this is in addition to a single GARAGE. A gate to the side leads to the rear garden which is enclosed by fencing and has a lawned area with steps up to a decked patio seating area with balustrade. There is an outside tap and useful timber storage shed which has electrics.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<small>Very energy efficient - lower running costs</small>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<small>Not energy efficient - higher running costs</small>					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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.



13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



