



## 32 FAIRFAX ROAD, MIDDLETON ST. GEORGE, DARLINGTON, DL2 1HF

### Offers In The Region Of £155,000

Located in the highly sought-after Virginia Estate within the charming village of Middleton St George, this two bedroom semi-detached property presents a fantastic opportunity for first-time buyers or those looking to downsize.

Set on a generous plot, the home boasts well-maintained gardens to both the front and rear. The rear garden is fully enclosed with lawn and patio area—ideal for relaxing or entertaining. A detached garage is situated to the rear and there are parking spaces to the front.

Internally, the property comprises a welcoming entrance hallway, a comfortable lounge with log burning stove, and a spacious kitchen/diner with views over the garden. To the first floor are two well-proportioned double bedrooms and a modern bathroom/WC.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, window, room 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 condition or efficiency can be given.  
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#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
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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.

