



Ann Cordey
ESTATE AGENTS

44 Fairfax Road, Middleton St. George, Darlington, DL2 1HF
Offers In The Region Of £265,000



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An extended and exceptionally spacious family home, beautifully situated in the highly sought-after village of Middleton St George. This desirable location offers excellent transport links, providing easy access to the A66 towards Teesside, with Darlington and Yarm just a short drive away.

The property has been recently redecorated throughout in stylish, contemporary tones that complement the character and proportions of the home, creating an elegant and welcoming interior.

Having been thoughtfully extended, the property provides generous and versatile living accommodation arranged over two floors. The ground floor briefly comprises a welcoming entrance hallway, a living room and sitting room with a dual-aspect log-burning stove serving both spaces, an open-plan dining area, a modern fitted kitchen, and a downstairs WC.

To the first floor, there are four well-proportioned bedrooms, a family bathroom, and a large en-suite shower room serving the principal bedroom, which also benefits from an array of natural light coming in from two separate windows.

Externally, the property enjoys pleasant views to the front over attractive communal green space as well as a driveway for off street parking, while to the rear and side are private, enclosed gardens.

HALL
19'4" x 18'8" (5.90 x 5.70)

LIVING ROOM
12'9" x 18'8" (3.91 x 5.69)

SNUG
11'1" x 15'0" (3.39 x 4.59)

DINING ROOM
16'9" x 7'3" (5.13 x 2.21)

KITCHEN
8'8" x 19'4" (2.66 x 5.91)

WC
4'2" x 7'2" (1.28 x 2.20)

UTILITY
3'9" x 5'3" (1.15 x 1.62)

BEDROOM ONE
17'4" x 15'4" (5.29 x 4.69)

EN SUITE
7'9" x 7'3" (2.37 x 2.21)

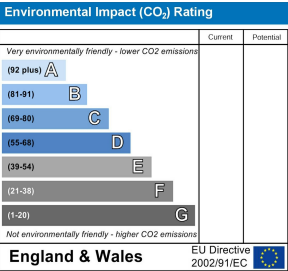
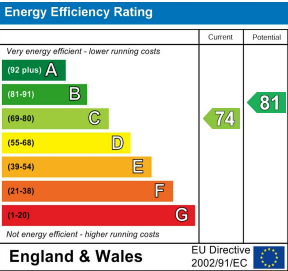


BEDROOM TWO
11'1" x 11'3" (3.40 x 3.44)

BEDROOM THREE
11'10" x 9'10" (3.61 x 3.01)

BEDROOM FOUR
7'6" x 8'6" (2.31 x 2.61)

BATHROOM
12'2" x 7'2" (3.72 x 2.20)



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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