



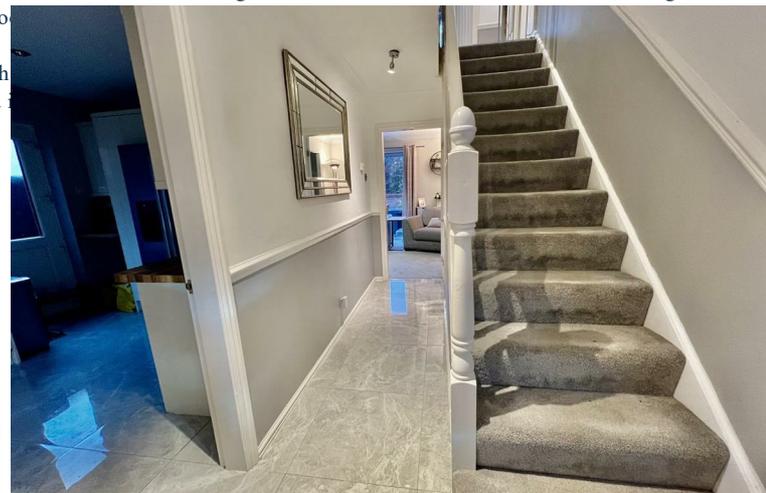
## **10 STANSTED GROVE, MIDDLETON ST. GEORGE, DARLINGTON, COUNTY DURHAM, DL2 1UU**

### **Offers In Excess Of £280,000**

We are delighted to present to the market this deceptively spacious four-bedroom detached residence, ideally located in the highly sought-after village of Middleton St George. The property enjoys close proximity to a range of local amenities, excellent schools, rail links, and airport facilities, making it a perfect choice for families and commuters alike.

Offering generous and well-planned living accommodation, this home is sure to impress a wide variety of potential purchasers with its quality finish and thoughtfully designed layout.

In brief, the accommodation comprises: a welcoming reception hallway, modern re-fitted kitchen, spacious lounge/dining area, attractive garden room extension, and a convenient downstairs cloakroom/WC. To the first floor are four well-proportioned bedrooms, including a main bedroom with en-suite facilities, along with



**LOUNGE/DINER**  
25'1" x 11'8" (7.65m x 3.58m)

**KITCHEN**  
9'4" x 9'4" (2.87m x 2.87m)

**GARDEN ROOM**  
11'1" x 9'3" (3.40m x 2.84m)

**BEDROOM ONE**  
12'4" x 9'10" (3.78m x 3.02m)

**BEDROOM TWO**  
10'5" x 8'9" (3.20m x 2.69m)

**BEDROOM THREE**  
8'9" x 8'7" (2.69m x 2.64m)

**BEDROOM FOUR**  
8'9" x 6'7" (2.69m x 2.01m)

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			
		68	80
England & Wales		EU Directive 2002/91/EC	

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



While every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, conditions and applicable charges have not been tested and no guarantee as to their operation or efficiency can be given. Made with Neoproc 02/22

**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.

