



## 9 NEASHAM ROAD, MIDDLETON ST. GEORGE, DARLINGTON, DL2 1LE

### Offers In The Region Of £150,000

Occupying a pleasant position within the ever-popular village of Middleton St George, we have pleasure in offering for sale this well-maintained three-bedroom semi-detached property, which is ideally suited to the needs of a variety of purchasers including the growing family.

The home offers well-appointed accommodation throughout. To the ground floor there is a welcoming lounge featuring a log-burning stove, creating a warm and cosy focal point, together with a spacious kitchen/dining room perfect for family living and entertaining. A useful utility room completes the ground floor accommodation.

To the first floor there are three good-sized bedrooms and a family bathroom/W.C.

Externally, the property enjoys gardens to the front, side and rear. The side garden offers excellent potential to create off-street parking, subject to the necessary permissions and approvals. The generous rear garden is fully enclosed and provides an ideal space for outdoor entertaining, family enjoyment and relaxing during the warmer months.



**LOUNGE**  
16'8" x 11'0" (5.10m x 3.36m)

**KITCHEN/DINER**  
14'5" x 9'2" (4.40m x 2.80m)

**UTILITY**  
9'2" x 4'7" (2.80m x 1.40m)

**BATHROOM**  
5'6" x 5'2" (1.70m x 1.60m)

**BEDROOM ONE**  
13'9" x 9'6" (4.20m x 2.90m)

**BEDROOM TWO**  
10'5" x 9'6" (3.20m x 2.90m)

**BEDROOM THREE**  
8'10" x 7'10" (2.70m x 2.40m)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	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.

