



10 FARNBOROUGH COURT, MIDDLETON ST. GEORGE, DARLINGTON, DL2 1UH

Offers In The Region Of £299,950

A well planned and spacious family home awaits new purchasers looking to move to the village of Middleton St George.

This four bedroomed detached residence has been extremely well looked after throughout and offers a superb kitchen, dining room and lounge. The property is tastefully decorated throughout and boasts an upgraded bathroom and ensuite. To the first floor there are three double bedrooms and a very well proportioned fourth, single bedroom.

The property sits in a lovely cul-de-sac location within an established development in the village of Middleton St George. Lovely country walks are on hand as local shops and a small supermarket and there is a pub, cafes and restaurants.

The village has excellent transport links to both Darlington and towards Teesside, there is a railway station and Durham Tees Valley Airport is not too far away.

Warmed by gas central heating and fully double glazed having been well maintained and a much loved family home.

Viewing is highly recommended



LOUNGE
17'2 x 10'08 (5.23m x 3.25m)

KITCHEN
14'00 x 10'06 (4.27m x 3.20m)

DINING ROOM
11'01 x 10'10 (3.38m x 3.30m)

BEDROOM ONE
11'08 x 11'04 (3.56m x 3.45m)

BEDROOM TWO
11'05 x 10'05 (3.48m x 3.18m)

BEDROOM THREE
11'03 x 8'4 (3.43m x 2.54m)

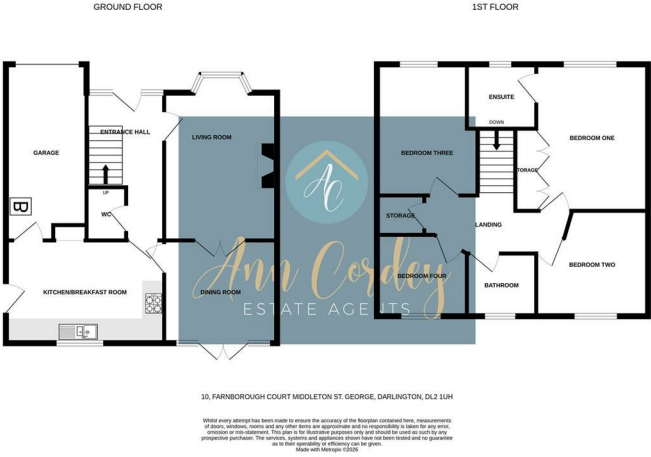
BEDROOM FOUR
8'8 x 7'2 (2.64m x 2.18m)

EN SUITE
6'10 x 5'7 (2.08m x 1.70m)

BATHROOM
7'1 x 6'9 (2.16m x 2.06m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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.

