



14 FAIRFAX ROAD, MIDDLETON ST. GEORGE, DARLINGTON, DL2 1HF

Offers In The Region Of £205,000

Situated on the outskirts of Middleton St George in a highly sought-after village location, this beautifully improved home offers scenic surroundings with excellent transport links to the A1(M) and A66. The property has been thoughtfully developed, including a superb loft conversion that creates a spacious additional double bedroom filled with natural light from recently installed Velux windows and complemented by useful under-eaves storage. Internally, a bright and welcoming hallway with understairs storage leads to a generously sized front lounge, which flows through to a stunning open-plan kitchen/diner fitted with contemporary units, ample work surfaces, integrated cooking appliances, inset lighting and French doors opening onto the garden. The first floor offers two further well-proportioned double bedrooms, a cleverly adapted dressing room, and a stylish bathroom with a modern white suite and overhead shower. Tasteful interior décor runs throughout, along with double glazing and gas central heating via a combi boiler installed in 2022 and regularly serviced.



LOUNGE**14' x 12'1 (4.27m x 3.68m)****KITCHEN/DINER****28' x 9'1 (8.53m x 2.77m)****BEDROOM****12'6 x 12'1 (3.81m x 3.68m)****BEDROOM****12'6 x 12'1 (3.81m x 3.68m)****DRESSING ROOM****7'9 x 9'1 (2.36m x 2.77m)****ATTIC ROOM****23' x 10'8 (7.01m x 3.25m)**

Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and are provided for guidance only. Prospective buyers must satisfy themselves as to the accuracy of these measurements. We have no responsibility for any inaccuracies.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

