



Ann Cordey
ESTATE AGENTS

**Harpers Cottage, 6 Harpers Terrace, Middleton St. George,
Darlington, DL2 1JR**

Offers In The Region Of £130,000



Harpers Cottage, 6 Harpers Terrace, Middleton St. George, Darlington, DL2 1JR

The cosy cottage feel is evident from arriving at the property and sets the tone perfectly for internal inspection. The property has been much improved and presented perfectly in keeping with the character of this period terraced residence. The accommodation boasts a welcoming lounge and spacious kitchen diner with an upgraded bathroom/WC completing the accommodation to the ground floor. This allows for two double bedrooms to the first floor.

Externally the forecourt is enclosed with a wrought iron archway with established flowering climber. The rear courtyard is a delight, and has several arears of interest. A garden bar is close to the kitchen door and walking through the courtyard and the established borders there is a covered seating area with electric. All in all a wonderful space in which to enjoy the outdoors what ever the weather.

The property has been upgraded and improved and offers ready to move into accommodation within the hugely popular village of Middleton St George. The village has a local Sainsburys, pub, restaurants and takeaways. There is a train station at 'Dinsdale', regular bus services and excellent transport links towards Darlington and Teesside. There us also ample on street parking to both the front and rear of the property.

The property is warmed by gas central heating and is fully double glazed. Suiting a wide variety of purchasers and is available with NO ONWARD CHAIN. viewing is highly encouraged.

TENURE: Freehold
COUNCIL TAX A

RECEPTION HALLWAY

A black composite door opens into the reception hallway which has the staircase to the first floor and leads to the lounge and kitchen/diner.

LOUNGE 13'10" x 10'8" (4.24 x 3.26)

A welcoming reception room with a bay window to the front aspect with the fireplace adding a focal point with electric stove casting a cosy glow.

KITCHEN/DINER 14'4" x 11'0" (4.38 x 3.37)

A good sized room allowing for an ample range of white cabinets which are complemented by the warm tones of the oak effect worksurfaces. The integrated appliances include an electric oven and gas hob. The room can easily accommodate a large dining table. Further storage is available within the understairs storage cupboard. The room has a window to the rear and a door out to the rear hallway.

REAR HALLWAY

With a door to the courtyard and to the bathroom/WC. The rear hallway doubles up as a useful utility area with plumbing for an automatic washing machine and with the wall mounted central heating boiler being situated here too.

BATHROOM/WC

Upgraded and comprising of a white suite with panelled bath with over the bath waterfall shower, handbasin and WC. There is a window to the side aspect.

FIRST FLOOR

LANDING



BEDROOM ONE

14'4" x 11'4" (4.38 x 3.46)

A generous master bedroom overlooking the front aspect and also having the lovely feature of an original cast fire.

BEDROOM TWO

13'1" x 9'8" (4.00 x 2.97)

A second double bedroom this time overlooking the rear aspect and also having an original cast fireplace.

EXTERNALLY

The pretty forecourt to the front is enclosed by a small brick built wall with a single wrought iron gate and archway for climbing plants. The rear courtyard has been transformed into a very pleasant social space. There is a bespoke garden bar and covered seating area with electricity supply and lighting. There is also a useful storage shed. The borders are stocked with well established plants and flowers to add interest. A single gate to the rear allows for access to the service lane.



TOTAL FLOOR AREA: 1207 SQ. FT. (112 SQ. METERS)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.



13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com



