

Ann Cordey
ESTATE AGENTS

**44 The Front, Middleton One Row, Darlington, DL2 1AU**

**Offers In The Region Of £495,000**

# 44 The Front, Middleton One Row, Darlington, DL2 1AU



Occupying an enviable position within the highly sought-after Middleton One Row, this substantial three-bedroom detached residence sits proudly on an extensive plot with breathtaking surroundings. The property enjoys far-reaching boundaries stretching down to the River Tees, complete with private fishing rights, offering a unique lifestyle opportunity alongside exceptional scope for further enhancement or extension.

Externally, the home is approached via a driveway providing off-street parking and leading to a double garage. The front gardens are well established, featuring an attractive selection of mature shrubs and flowering borders, creating an inviting first impression. To the rear, the property boasts impressive south-facing gardens of considerable size, enjoying uninterrupted views across the River Tees and towards Low Dinsdale. A paved patio area provides the perfect space for outdoor entertaining, while steps lead down through a charming woodland area, guiding you towards the riverbank—an idyllic and highly individual feature.

TENURE: FREEHOLD
COUNCIL TAX BAND: E



Situated in the highly desirable village of Middleton One Row, 44 The Front presents a fantastic opportunity to acquire a spacious three-bedroom home in a truly unique riverside setting. The property enjoys stunning views from the rear windows across the garden and towards the River Tees, creating a wonderful backdrop to everyday living. Offering generous and versatile accommodation throughout, this property has excellent potential to become a superb family home, with the added benefit of no onward chain.

Internally, the accommodation begins with an entrance hallway leading to a ground floor shower room and a second sitting room, which enjoys views over the rear garden. The particularly spacious lounge is positioned to the rear of the property and benefits from large glazed windows, allowing the beautiful garden and river views to take centre stage. A staircase leads from the lounge to the first floor, while the ground floor accommodation continues to a separate dining room and kitchen positioned to the front of the property, with a useful utility room located just off the kitchen.

To the first floor, there are three bedrooms together with a family bathroom/WC. The elevated rear-facing windows provide further opportunities to appreciate the attractive outlook across the garden and River Tees, adding to the property's individual charm and appeal.

Location



Middleton One Row is a sought-after village on the banks of the River Tees, renowned for its picturesque surroundings, countryside views and attractive village setting. The location is ideal for those who appreciate outdoor living, with scenic riverside walks and access to sections of the Teesdale Way close by. The village is also home to the popular Devonport, providing a welcoming local venue for dining and socialising. Nearby Middleton St George offers further everyday amenities, including shops, cafés and restaurants, while Darlington and Yarm are both accessible by car. The area also benefits from convenient transport links towards Darlington, Teesside and the wider regional road network, making this an appealing balance of peaceful village living and everyday convenience.

Offering spacious accommodation, two reception rooms and a truly special outlook, this property represents an exciting opportunity for buyers seeking a home with character, potential and an exceptional setting. Early viewing is highly recommended to appreciate the space, views and unique location on offer.

**LOUNGE**
**12'10" x 24'9" (3.93 x 7.55)**

**GROUND FLOOR SHOWER ROOM**
**9'6" x 4'1" (2.92 x 1.27)**

**GARDEN ROOM**
**5'5" x 14'9" (1.66 x 4.51)**

**DINING ROOM**
**8'0" x 10'11" (2.46 x 3.34)**

**KITCHEN**
**9'8" x 13'4" (2.96 x 4.07 )**

**UTILITY**
**5'5" x 8'6" (1.67 x 2.61)**

**SITTING ROOM**
**9'2" x 14'5" (2.80 x 4.40)**

**FIRST FLOOR**

**BEDROOM ONE**
**9'8" x 17'1" (2.97 x 5.21)**

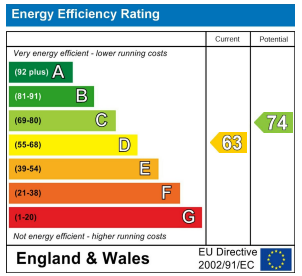
**BEDROOM TWO**
**11'5" x 12'2" (3.49 x 3.73 )**

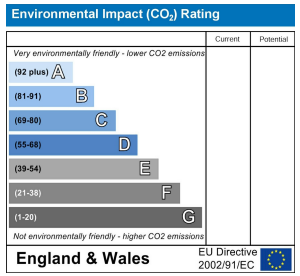
**BEDROOM THREE**
**8'1" x 9'3" (2.47 x 2.82 )**

**BATHROOM**








YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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