



Ann Cordey
ESTATE AGENTS

3 St. Margarets Close, Middleton St. George, Darlington, DL2 1AH
Offers In The Region Of £287,500



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Situated in a lovely cul-de-sac location and set within delightful gardens this THREE BEDROOMED dormer bungalow is sure to have great appeal. The property has been thoughtfully upgraded and improved by the current vendors to offer versatile accommodation throughout. Immaculately presented with quality fittings and stylish decor throughout the home is in ready to move into order and would suit a variety of buyers.

To the ground floor there is a generous lounge which leads to the kitchen/diner which is at the rear of the property enjoying views of the garden to the rear. There is also a convenient utility room and WC. Bedroom three is situated on the ground floor and is currently used as a home office.

To the first floor there are two generous double bedrooms, both of which boast convenient en-suite facilities.

Externally the property sits in delightful gardens to the front and rear. Both of which have been well maintained and offer an abundance of flowering plants and shrubs adding colour and interest throughout the seasons. The driveway allows for off street parking for three vehicles and there is also a single detached garage.

The location is very private but with the convenience of having ease of access to the local shops, cafes and pub in the village. There are regular bus services and excellent transport links towards Darlington and Teesside. Middleton St George has its own railway link towards Teesside and Darlington and Durham Tees Valley airport is on hand also. The property is warmed by gas central heating and is fully double glazed. Viewing is highly encouraged.

TENURE: Freehold
COUNCIL TAX: C

RECEPTION HALLWAY

A composite entrance door opens into the reception hallway which has the staircase to the first floor.

LOUNGE

16'4" x 11'5" (4.98 x 3.48)

A welcoming reception room overlooking the front aspect. The room is tastefully decorated with an inset to the chimney breast with a gas log burning stove to add a cosy glow.

KITCHEN/DINER

25'11" x 9'1" (7.92 x 2.77)

The open plan kitchen diner is of a good size and has been well planned. Fitted with an ample range of wall floor and drawer cabinets in a Dove Grey finish complemented perfectly by the warm tones of the solid oak wooden worksurfaces and upstands and ceramic sink. There is an integrated dishwasher, inset space for a fridge/freezer and the 'Stoves' range cooker is included in the sale. The room can easily accommodate a large family dining table and has window to the rear aspect and sliding patio doors opening onto the rear patio.

UTILITY

7'8" x 6'0" (2.34 x 1.83)

With UPVC door to the side, low level WC and handbasin. There is space for a washing machine and tumble drier and the gas central heating boiler is situated here also.



BEDROOM THREE

10'4" x 7'8" (3.15 x 2.34)

Currently used as a home office with a UPVC window to the front and side.

FIRST FLOOR

BEDROOM ONE

14'0" x 11'3" (4.29 x 3.45)

A good sized double bedroom with a dormer window to the front aspect. Benefitting from fitted wardrobes and en-suite facilities.

ENSUITE

With a panelled bath, shower cubicle, low level WC and handbasin and a window to the rear.

BEDROOM TWO

15'1" x 11'3" (4.60 x 3.45)

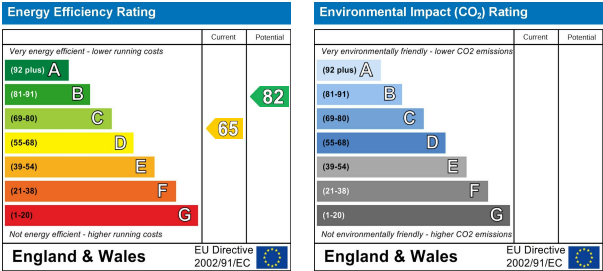
A second double bedroom and again with fitted wardrobes and en-suite facilities.

ENSUITE

With a shower cubicle, low level WC and handbasin.

EXTERNALLY

The property sits in delightful garden to the front and rear. The front garden is laid to lawn with established shrubs and a paved driveway for off street parking for three vehicles. There is also a single detached garage. To the rear there is a well established landscaped rear garden which is again mainly laid to lawn with a ornamental pond and mature borders there is also a potting shed. The garden attracts a great deal of the summer sunshine and is a beautiful spot to enjoy the best of the weather.



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



