



*Ann Cordey*  
ESTATE AGENTS

**8 Woodlands Green, Middleton St. George, Darlington, DL2 1NE**  
**Offers In The Region Of £299,950**



## 8 Woodlands Green, Middleton St. George, Darlington, DL2 1NE

Situated within the popular village of Middleton St George and enjoying open aspect across playing fields to the front, we have pleasure in offering for sale a sizeable, recently refurbished, FOUR BEDROOMED detached residence.

The property is well proportioned and given the location close to good local schools would make an ideal family home. To the first floor there are two reception rooms, handy cloaks/wc and the kitchen can accommodate a small breakfast table. To the second floor there are four bedrooms, all of which are double rooms. With the master bedroom having ensuite facilities.

The front of the property is open plan with a driveway for two vehicles and a single integral garage. The rear, the garden is mainly laid to lawn and is enclosed by fencing. Warmed by gas central heating and being fully double glazed.

The village of Middleton St George is hugely popular, having local shops, cafes, restaurants and a pub. There is access to the well regarded schools of the area and excellent transport links to both Darlington and Teesside and towards the A1M. There is local train station at Dinsdale for access to Darlington's mainlines and the Durham Tees Valley airport is also on hand.

TENURE: Freehold

COUNCIL TAX D

### RECEPTION HALLWAY

A composite entrance door opens into the reception hallway which has a practical vinyl style floor and has the staircase immediately to the first floor. There is access to the lounge, separate dining room, kitchen and cloaks/wc.

### CLOAKS/WC

Having a white suite comprising of low level wc and handbasin.

### DINING ROOM

13'6" x 9'1" (4.13 x 2.77)

Double internal doors are a nice feature themselves and open into the formal dining room, or second sitting room. The room is of a good size and has a square bay window overlooking the open aspect to the front.

### LOUNGE

15'0" x 12'9" (4.59 x 3.90)

A very pleasant room, having the advantage of overlooking the rear garden. The room is of a good size and is neutrally decorated and has French doors looking onto and allowing access to the rear.

### KITCHEN

16'4" x 8'11" (4.98 x 2.73)

The kitchen is well proportioned and is fitted with an ample range of Grey matte cabinets with complementing worksurfaces with stainless steel sink unit. The integrated appliances include an electric oven and gas hob, in addition there is an integrated washer/dryer, fridge freezer and full size dishwasher. The room has a window to the rear and a UPVC door to opening to the side and can accommodate a small breakfast, dining table.

### FIRST FLOOR



## LANDING

The landing is quite sizeable and a nice feature in itself, leading to all four bedrooms and to the bathroom/wc. There is a built in linen cupboard and a further cupboard which houses the cylinder hot water tank.

## BEDROOM ONE

12'0" x 11'7" (3.68 x 3.55)

A generous double bedroom, with three picture windows to the front aspect and benefitting from two, two door fitted wardrobes and ensuite facilities.

## ENSUITE

Having a single shower cubicle with mains fed shower, pedestal handbasin and WC.

## BEDROOM TWO

11'0" x 9'4" (3.36 x 2.86)

A further double bedroom also over looking the front aspect with sliding door double wardrobe.

## BEDROOM THREE

12'6" x 8'10" (3.82 x 2.71)

Bedroom three is also a double room and is to the rear aspect.

## BEDROOM FOUR

10'2" x 7'6" (3.10 x 2.29)

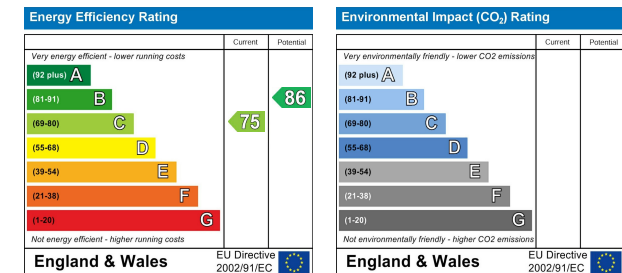
The fourth bedroom is also well proportioned and is to the rear.

## BATHROOM/WC

Fitted with a modern white suite including a panelled bath with a mains fed over the bath shower. There is a pedestal handbasin and WC. The room has a window to the rear and is fully tiled.

## EXTERNALLY

The front garden is open plan with a small lawned area and a paved driveway for two vehicles and a single garage. There is pedestrian access to the side which leads to the rear garden which is enclosed by fencing and south facing, laid to lawn with a variety of shrubs and plants.



**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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