



44 Fairfax Road, Middleton St. George, Darlington, DL2 1HF

An extended and exceptionally spacious family home, beautifully situated in the highly sought-after village of Middleton St George. This desirable location offers excellent transport links, providing easy access to the A66 towards Teesside, with Darlington and Yarm just a short drive away.

The property has been recently redecorated throughout in stylish, contemporary tones that complement the character and proportions of the home, creating an elegant and welcoming interior.

Having been thoughtfully extended, the property provides generous and versatile living accommodation arranged over two floors. The ground floor briefly comprises a welcoming entrance hallway, a living room and sitting room with a dual-aspect log-burning stove serving both spaces, an open-plan dining area, a modern fitted kitchen, and a downstairs WC.

To the first floor, there are four well-proportioned bedrooms, a family bathroom, and a large en-suite shower room serving the principal bedroom, which also benefits from an array of natural light coming in from two separate windows.

Externally, the property enjoys pleasant views to the front over attractive communal green space as well as a driveway for off street parking, while to the rear and side are private, enclosed gardens.

HALL

19'4" x 18'8" (5.90 x 5.70)

LIVING ROOM

12'9" x 18'8" (3.91 x 5.69)

SNUG

11'1" x 15'0" (3.39 x 4.59)

DINING ROOM

16'9" x 7'3" (5.13 x 2.21)

KITCHEN

8'8" x 19'4" (2.66 x 5.91)

WC

4'2" x 7'2" (1.28 x 2.20)

UTILITY

3'9" x 5'3" (1.15 x 1.62)

BEDROOM ONE

17'4" x 15'4" (5.29 x 4.69)

EN SUITE

7'9" x 7'3" (2.37 x 2.21)



BEDROOM TWO

11'1" x 11'3" (3.40 x 3.44)

BEDROOM THREE

11'10" x 9'10" (3.61 x 3.01)

BEDROOM FOUR

7'6" x 8'6" (2.31 x 2.61)

BATHROOM

12'2" x 7'2" (3.72 x 2.20)



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(82 plus)	A			(82 plus)	A
(61-81)	B			(61-80)	B
(69-80)	C		74	(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				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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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