



10C Harpers Terrace, Middleton St. George, Darlington, DL2 1JR
Offers In The Region Of £165,000

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Situated in a convenient position and priced to attract a range of buyers looking for a substantial home within the desirable village of Middleton St George. The property at Harpers Terrace is a three bedrooomed, end terraced residence which has been upgraded and much improved by the current owner. The feeling of space is evident throughout from the welcoming reception hallway, spacious lounge and generous open plan kitchen/diner. There is also a handy ground floor cloaks/WC and an ingenious utility cupboard.

To the first floor all three bedrooms are well proportioned with two definate double bedrooms and a sizeable single third room all of which are serviced by a modern bathroom/WC with mains fed shower.

Externally there is a front garden and a rear courtyard. The front garden is enclosed by a brick built wall and has established shrubs whilst the rear courtyard has been designed for ease of maintenance with a decked patio seating area and the remaining area being paved. A useful brick storage shed provides secure storage with a UPVC door for access and there is a water tap and mature apple tree.

The location within the village is ideal for Sainsburys and is within walking distance to the school, shops, cafes and the local pub. There is also a train station within the village, regular bus services and excellent transport links towards Darlington and Teesside beyond. The village has access to countryside and river walks and has Durham Tees valley airport on hand.

warmed by gas central heating and fully double glazed the property is in good order with neutral decor and modern finish and is sure to have great appeal in today's market.

TENURE: Freehold

COUNCIL TAX:

*This brochure includes images produced or modified using artificial intelligence tools. Such visuals are provided for illustrative and presentation purposes only and may not accurately represent actual room layouts, dimensions, furnishings, or décor.

RECEPTION HALLWAY

The entrance door leads into thw welcoming reception hallway which has a solid oak floor and leads to the lounge and kitchen/diner. The staircase leads up to the first floor.

CLOAKS/WC

A handy addition to the home with low level WC and handbasin

LOUNGE

13'6" x 12'0" (4.12 x 3.66)

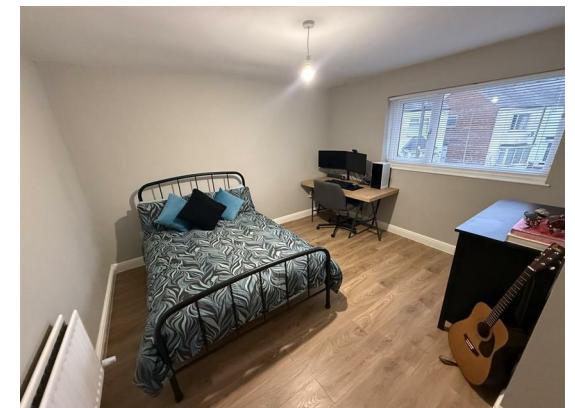
A sizeable reception room with a window to the front aspect and a solid wooden floor.

KITCHEN/DINER

13'8" x 12'7" (4.17 x 3.84)

Refitted with an ample range of cabinets in a modern 'Dove Grey' tone which are complemented by the wood effect worksurfaces. The integrated appliances include an electric oven and induction hob. The room has a window to the rear aspect and doors leading to the rear courtyard. There is also a useful built in utility room which has plumbing for an automatic washing machine and houses the central heating boiler.

FIRST FLOOR



LANDING

Leading to all three bedrooms and to the bathroom/WC

BEDROOM ONE

12'7" x 12'5" (3.85 x 3.80)

A generous double bedroom with laminate flooring and overlooking the front aspect.

BEDROOM TWO

11'10" x 10'10" (3.61 x 3.31)

A second double bedroom this time overlooking the rear.

BEDROOM THREE

9'0" x 8'7" (2.75 x 2.63)

A good sized single bedroom overlooking the front aspect.

BATHROOM/WC

Refitted with a modern white suite comprising a panelled bath with over the bath mains fed shower, WC and handbasin within vanity storage cabinet. The room has been finished in ceramics with stylish monochrome fittings.

EXTERNALLY

The front garden is enclosed by a brick built wall and a lawn and established trees and shrubs to the border. The rear courtyard has been designed for ease of maintenance with a decked seating area. There is a secure brick storage shed and water tap and a single gate provide access to the rear where the current owner find ample space for on street parking.



GROUND FLOOR
887 sq ft (82.4 sq m.) approx.

1ST FLOOR
887 sq ft (82.4 sq m.) approx.



TOTAL FLOOR AREA: 1774 sq ft (164.8 sq m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements are approximate and no dimensions should be relied upon for the purchase of fixtures and fittings. 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. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition. Prospective buyers must satisfy themselves 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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.

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