



\*\*\* PRICED TO SELL \*\*\*

We have pleasure in marketing this competitively priced three bedroom semi detached property which has been extended to the rear along with a double storey extension to the side providing beautifully appointed and substantial family living accommodation. The home will, in our opinion, certainly appeal to a variety of buyers and is perfectly positioned in the sought after village of Middleton St. George which lies within a 10 minute drive of Darlington town centre.

The home has been significantly improved with quality fixtures and fittings throughout, is in excellent decorative order and the master also has en-suite facilities. We have no hesitation in recommending an internal viewing to fully appreciate this luxurious family home.

#### GROUND FLOOR

A light and airy hallway giving an excellent first impression leading to two excellent sized reception rooms and a kitchen. There is a spacious family/sitting room with a modern electric fire, vertical radiator and window to the front elevation. The lounge is situated to the front with a bay style window flooding the room with natural light with a pleasant open aspect leading to a dining area perfect for entertaining and ideal for modern day living. From the dining area there are double doors through to a useful garden room with French doors to the rear garden, also from the dining room is open access to the kitchen which will suit the coming and goings of an active family life. The kitchen has been refurbished to a high standard with a modern range of wall and base units, laminate work surfaces incorporating a sink unit with mixer tap, split level cooking facilities comprising of electric ceramic hob, chrome chimney style cooker hood, electric oven and an integrated dishwasher.

**Neasham Road, Middleton St. George, DL2  
1LE  
3 Bed - House - Semi-Detached**

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#### FIRST FLOOR

A landing with a hatch and fitted ladder allowing loft access, three well presented bedrooms, the master with an excellent dressing area and en-suite facilities comprising of double shower cubicle, pedestal wash hand basin and low level w.c. Bedrooms two and three also have fitted wardrobes whilst the family bathroom/w.c. completes the first floor accommodation with a luxurious three piece white suite.

#### EXTERNALLY

There are gardens to the front and rear. The front is considered low maintenance. The rear garden is considered a good size perfect for those warmer months having been laid to lawn with a gravelled area and a hard surface. There is also a garage.

#### HALLWAY

#### FAMILY/SITTING ROOM

14'4x12' (4.37mx3.66m)

#### LOUNGE

10'7x12' (3.23mx3.66m)

#### DINING ROOM

12'5x12' (3.78mx3.66m)

#### KITCHEN

18'6x5'7 (5.64mx1.70m)

#### GARDEN ROOM

9'5x12'8 (2.87mx3.86m)

#### FIRST FLOOR LANDING

#### MASTER BEDROOM

9'10x20'3 (3.00mx6.17m)

#### EN-SUITE

#### BEDROOM TWO

12'5x12' (3.78mx3.66m)

#### BEDROOM THREE

10'8x9'11 (3.25mx3.02m)

#### BATHROOM/W.C.

5'9x5'6 (1.75mx1.68m)

#### REAR GARDEN



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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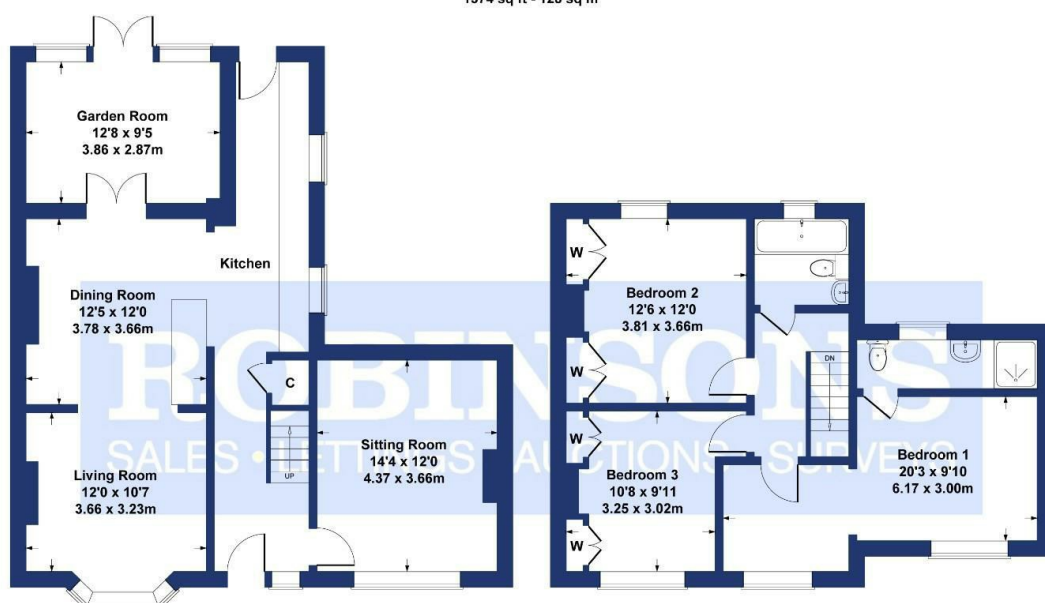
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Neasham Road**  
Approximate Gross Internal Area  
1374 sq ft - 128 sq m



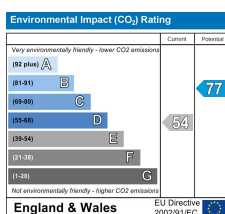
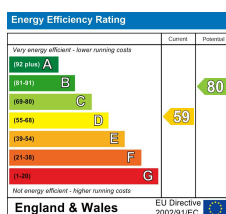
GROUND FLOOR

FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020



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