



Heathfield Park, Middleton St. George, DL2 1LW
3 Bed - House - Detached
£247,950

EPC Rating:
Tenure: Freehold
Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Heathfield Park

Middleton St. George Darlington DL2 1LW

*** SOUTH WEST FACING REAR GARDEN ***

*** THREE DOUBLE BEDROOMS ***

*** TWO RECEPTION ROOMS ***

A lovely three bedroom detached family home with an extended rear garden, situated within the popular village of Middleton St. George, near Darlington. The village of Middleton St. George has become extremely popular which lies only 10 minutes drive West of Darlington, within easy reach of Teesside airport and local shops, amenities and schooling.

The property briefly comprises of; Entrance Hall, with Downstairs WC, the former garage has been thoughtfully converted to allow for an additional reception room/office or could even be used as a ground floor bedroom, Spacious Kitchen with excellent range of wall and base units with laminate work surfaces incorporating a sink unit with mixer tap, five ring gas hob with chrome chimney style cooker hood, electric oven and a wall mounted combi boiler.

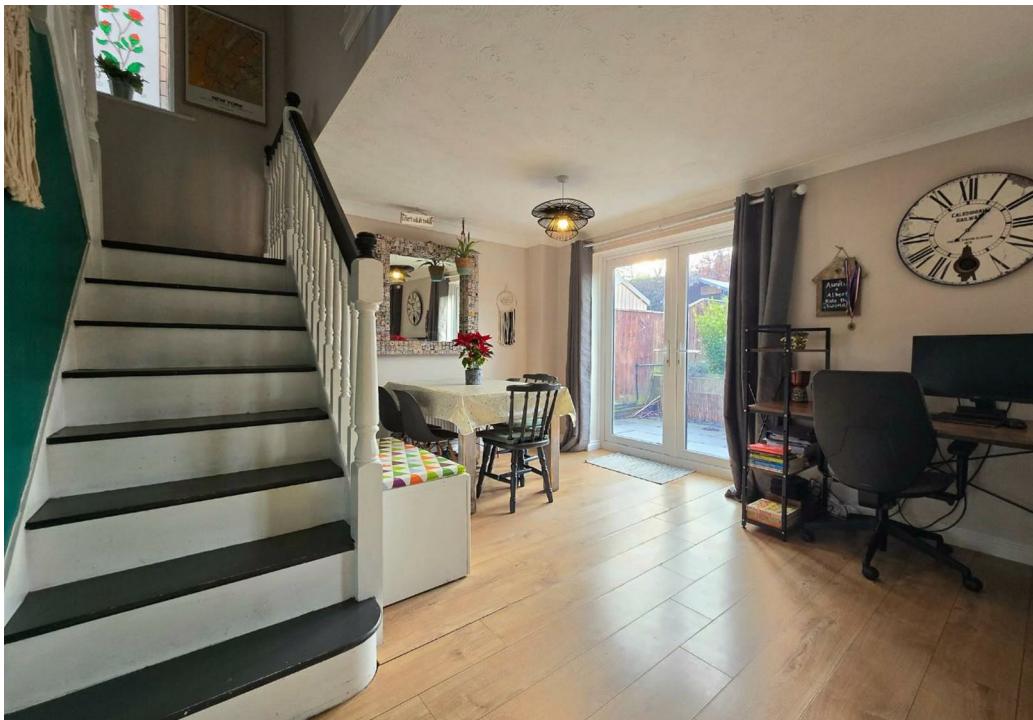
To the rear of the property is an Open-Plan Living / Dining Room with 'French Doors' to the rear garden.

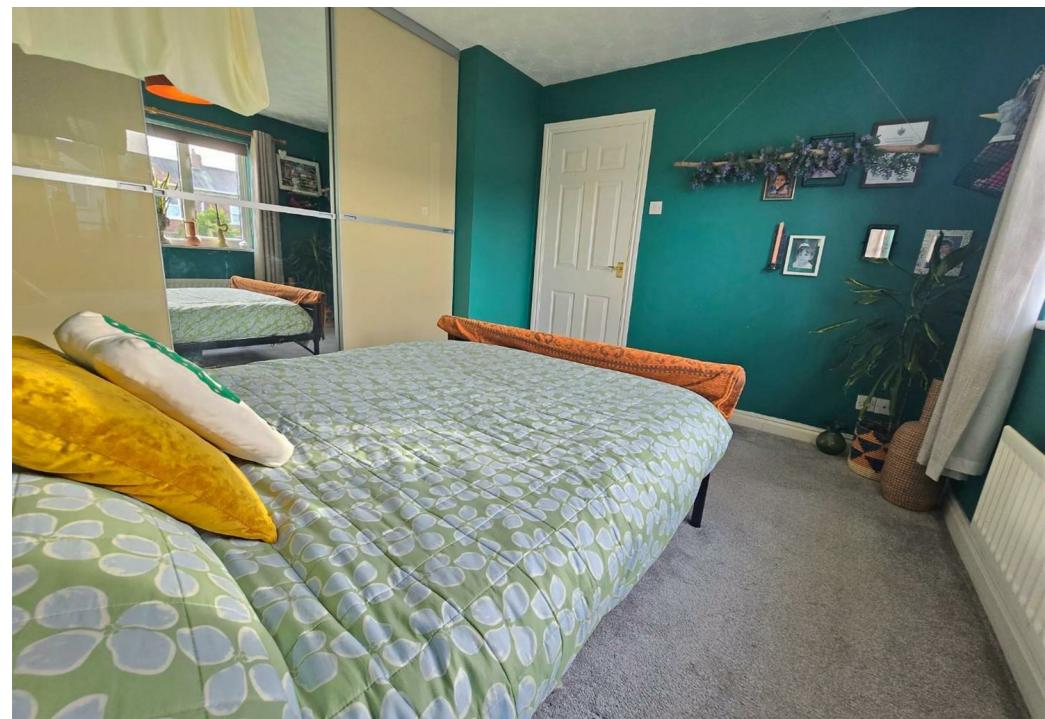
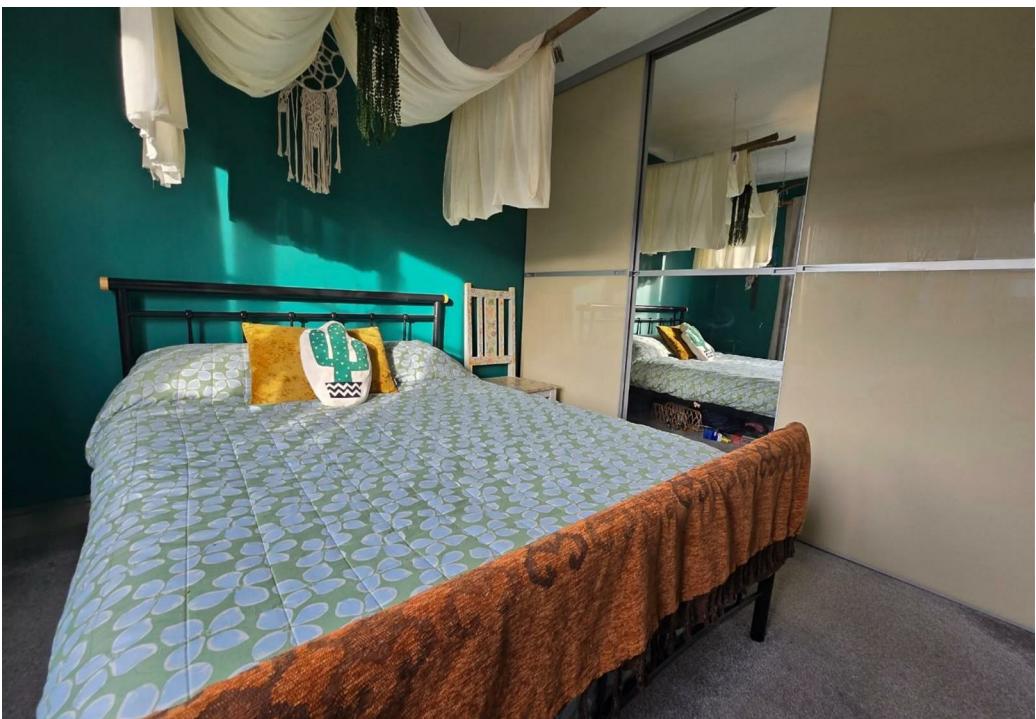
The First Floor provides a good sized Landing, Three Double Bedrooms (Master with Built-In Wardrobes) and a Modern Four Piece Family Bathroom.

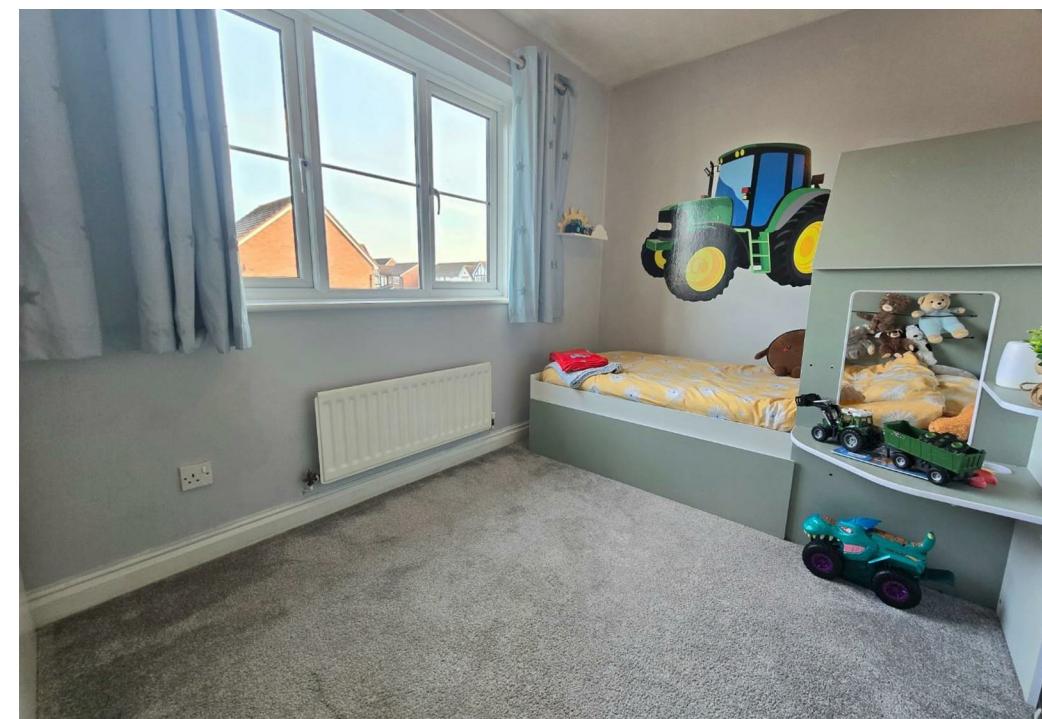
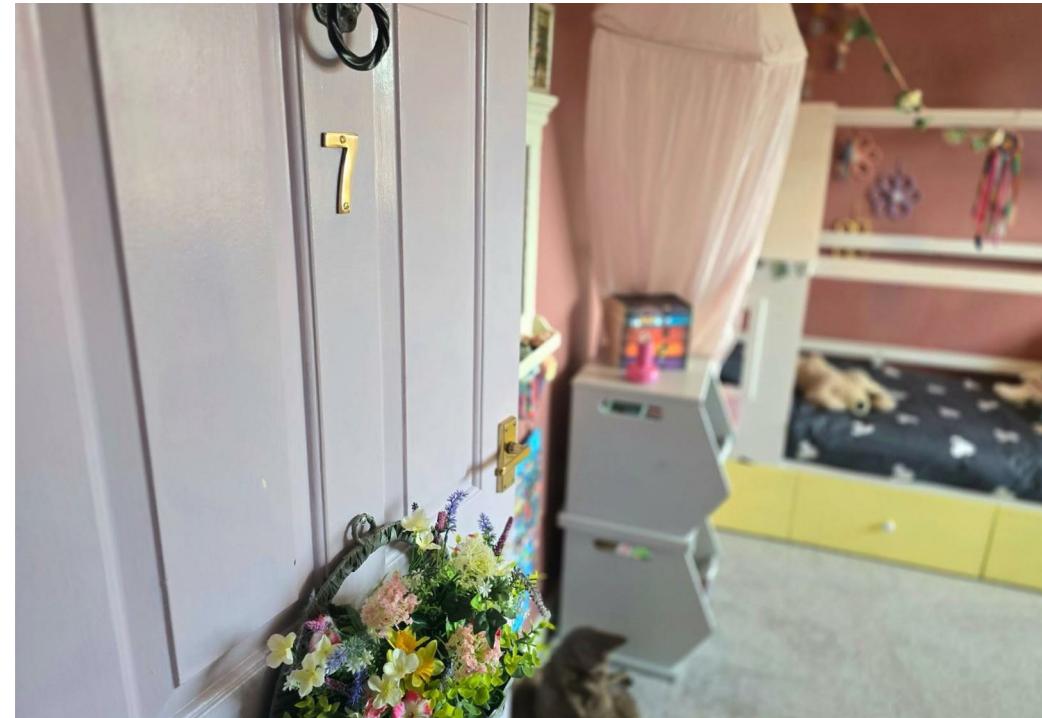
Externally, the property has well maintained lawn to the front along with a hard surface driveway allowing parking for up to two vehicles. Side access to the large extended rear garden with a large summerhouse, Greenhouse, well maintained lawn area and mature borders. There is also a further parking space to the rear of the garden with space for two vehicles and a garage.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.











GROUND FLOOR

Entrance Hall

14'10" x 3'3" (4.54m x 1.00m)

Downstairs WC

5'2" x 2'8" (1.58m x 0.82m)

Reception Room

10'3" x 8'0" (3.13m x 2.44m)

Kitchen

9'9" x 9'7" (2.99m x 2.93m)

Living / Dining Room

12'0" x 22'7" (3.67m x 6.89m)

Landing

8'11" x 5'3" (2.72m x 1.61m)

Bedroom 1

9'11" x 11'3" (3.04m x 3.45m)

Bedroom 2

10'2" x 10'7" (3.10m x 3.25m)

Bedroom 3

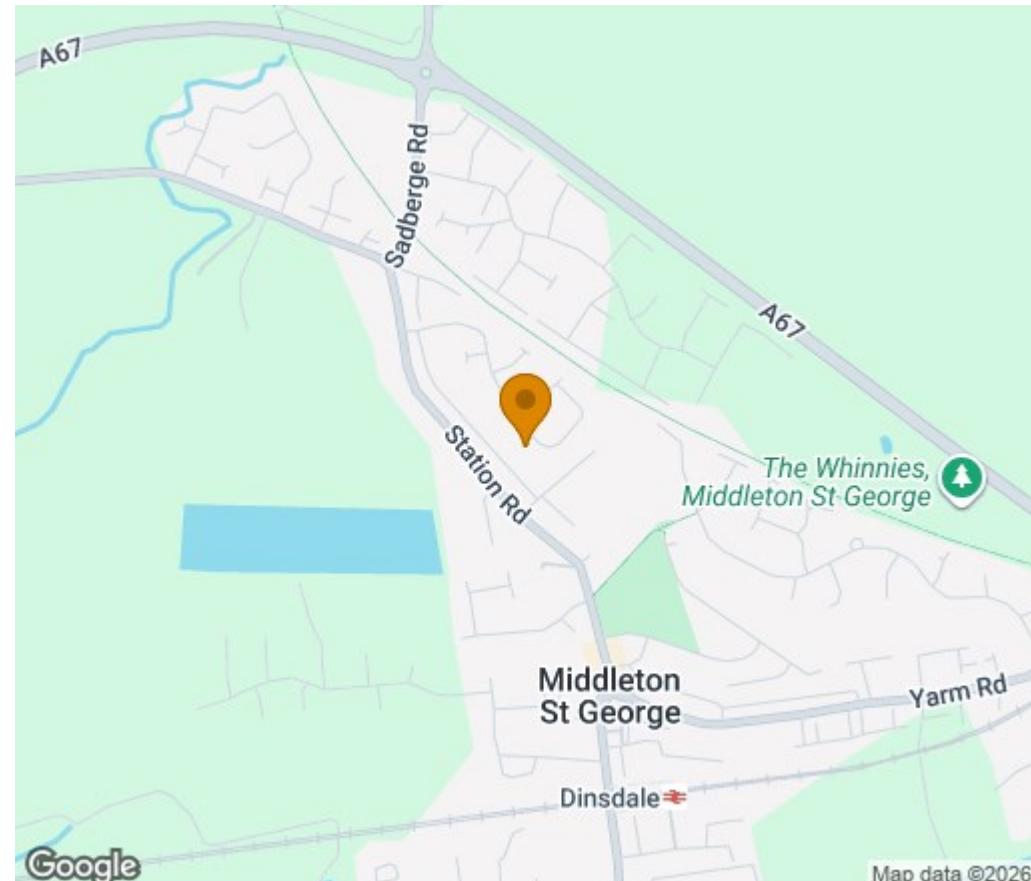
7'0" x 11'3" (2.14m x 3.44m)

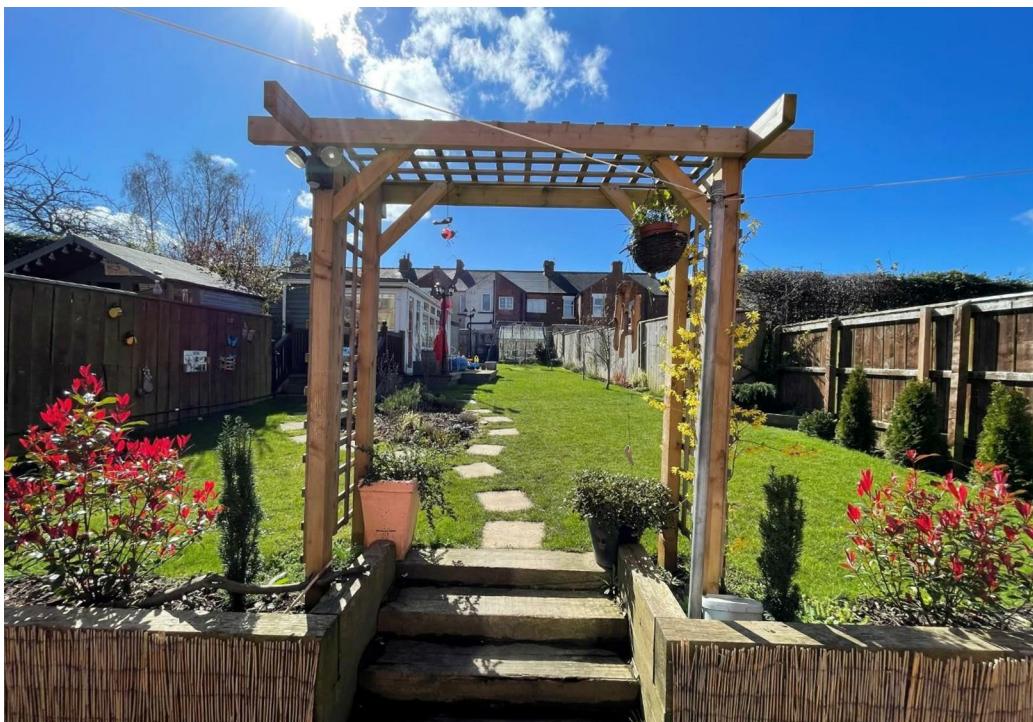
Family Bathroom

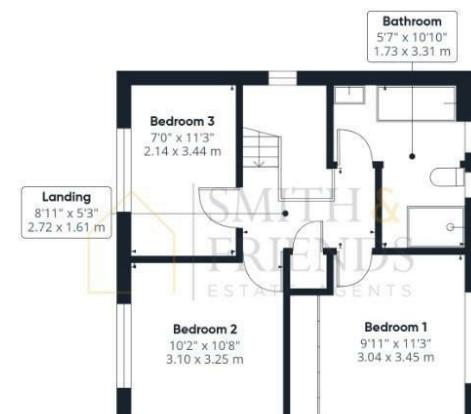
5'8" x 10'10" (1.73m x 3.31m)

SINGLE DETACHED GARAGE

FIRST FLOOR







For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Approximate total area⁽¹⁾

1021 ft²
94.9 m²

Reduced headroom

5 ft¹
0.5 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B		
(69-60)	C		
(55-48)	D		
(39-34)	E		
(21-18)	F		
(4-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales



7 Duke Street, Darlington, Co. Durham, DL3 7RX
 Tel: 01325 484440
darlington@smith-and-friends.co.uk
www.smith-and-friends.co.uk



SMITH &
FRIENDS
ESTATE AGENTS