



\*\* HIGHLY SOUGHT AFTER CUL DE SAC \*\* \*\* SPACIOUS ACCOMMODATION \*\*  
\*\* PICTURESQUE VILLAGE LOCATION \*\* \*\* NO ONWARD CHAIN \*\*

We anticipate demand to be high for this competitively priced three bedroom detached bungalow located in the well regarded village of Middleton St George, where one can walk for miles and enjoy scenic beauty or simply relax in the private rear garden. The bungalow is in need of updating which has been reflected within the asking price however, viewings strongly recommended to appreciate the size and potential on offer. Windows are uPVC double glazing (excluding rear porch), there is gas central heating, a good size driveway and garage for further secure parking or storage with a remote controlled door.

Please Note: Council tax band D Freehold basis. EPC Band D  
Please contact Smith & Friends for a viewing (formerly Robinsons Tees Valley).

**Pine Tree Grove, Middleton St. George, DL2 1AG**

**3 Bed - Bungalow - Detached**  
**Offers In The Region Of £260,000**  
**EPC Rating: E**  
**Council Tax Band: D**  
**Tenure: Freehold**



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In brief the accommodation comprises:

Entrance vestibule with cloaks cupboard, hallway with hatch allowing loft access and cupboard housing the Baxi combi boiler. Light and airy lounge diner running front to rear, perfect to maximise on family time featuring a fabulous high ceiling. Fitted kitchen providing a range of units with laminate work surface incorporating a stainless steel sink unit, electric ceramic hob, extractor hood and single oven. Off the kitchen is a small lean-to porch which is single glazed opening to the garden.

Three good size bedrooms, two with built in wardrobes and a family bathroom with three piece coloured suite. The master bedroom is of particular interest enjoying an en-suite shower room.

#### EXTERNALLY

The property enjoys a good plot with mature gardens to front and rear. The front garden has been gravelled for low maintenance with a driveway leading to a garage with remote controlled up and over door, lighting and power. Pedestrian side access to the rear garden having that sense of privacy which is so often sought but, not often found, laid to lawn and features a greenhouse.

#### ENTRANCE VESTIBULE

#### HALLWAY

#### LOUNGE/DINING ROOM

13'1" x 24'9" (4m x 7.55m)

#### KITCHEN

11'6" x 10'6" (3.52m x 3.21m)

#### BEDROOM

10'0" x 12'8" (3.07m x 3.88m)

#### EN-SUITE SHOWER ROOM

5'10" x 7'3" (1.80m x 2.23m)

#### BEDROOM

10'2" x 13'1" (3.10m x 4m)

#### BEDROOM

8'5" x 10'11" (2.58m x 3.33m)

#### BATHROOM/W.C.

#### FRONT EXTERNAL

#### REAR GARDEN

#### GARAGE

8'11" x 17'8" (2.73m x 5.41m)



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## Pine Tree Grove

Approximate Gross Internal Area  
1281 sq ft - 119 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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