



We are pleased to offer for sale this superb three bedroom detached house. In a pleasant cul de sac location on a sought after residential development on the edge of Middleton St. George with open aspect to the front.

The property offers excellent family sized accommodation with the benefit of gas central heating and double glazing. Offered for sale at a competitive price level and with the benefit of no onward chain.

Middleton St. George is located approximately four miles from Darlington Town Centre. Local amenities include shops, schools, parkland and regular bus services. The nearby A66 provides easy access to the surrounding areas.

The accommodation briefly comprises: spacious Entrance Hall, Cloakroom/ wc, Lounge with bay window, fitted Kitchen/ Dining Room with integrated appliances and french doors to the rear garden, Landing, three double Bedrooms - master with excellent fitted wardrobes and En Suite Shower Room/ wc and family Bathroom/ wc. Outside there is a driveway providing off street parking, an integral garage and good sized enclosed rear garden with decked patio area.

Council Tax Band B. Freehold basis. EPC Rating: B

Please contact Smith & Friends Estate Agents - Darlington to arrange a viewing.

Hawker Grove, Middleton St. George, DL2 1TN

3 Bedroom - House - Detached

Asking Price £220,000

EPC Rating: B

Tenure: Freehold

Council Tax Band: D



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Entrance Hall

Having Double glazed door to front elevation, central heating radiator and staircase to first floor landing.

Lounge

14'2" x 12'5" (4.32m x 3.81m)

Having double glazed box window to front elevation, central heating radiator.

Cloakroom WC

Comprising Low level WC, pedestal hand wash basin, double glazed window to side elevation.

Breakfast Kitchen

12'2" x 12'0" (3.71m x 3.67m)

Having a range of stylish wall and base units, work surfaces integral washing machine, dishwasher, double oven, fridge freezer and microwave. Spotlights to ceiling. Double glazed window to rear elevation and double glazed French style door providing access to rear garden. Central heating radiator.

First Floor Landing

Bedroom 1

9'11" x 10'6" (3.04m x 3.22m)

Having double glazed window to front elevation, central heating radiator and modern style fitted wardrobes.

En-Suite Shower Room

9'0" x 3'7" (2.75m x 1.11m)

Having walk in shower, wash hand basin, complimentary tiles walls, low level WC. Spotlights to ceiling.

Bedroom 2

13'1" x 13'6" (4.01m x 4.12m)

Having central heating radiator, double glazed window to rear elevation.

Bedroom 3

9'1" x 9'2" (2.79m x 2.80m)

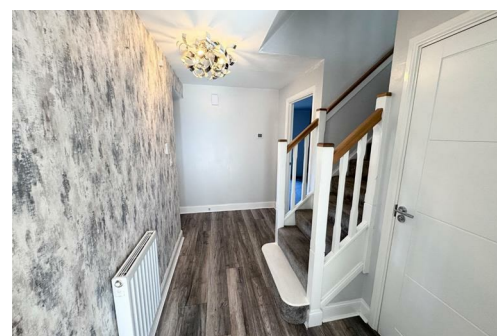
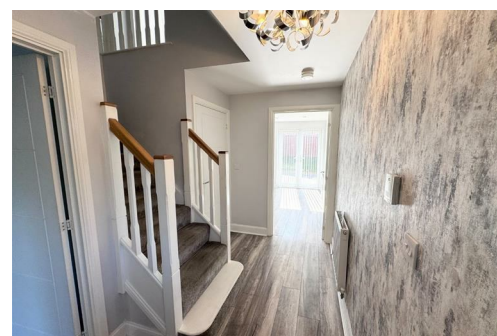
Having double glazed window to rear elevation. Central heating radiator.

Outside Front Elevation

Off street block paved driveway.

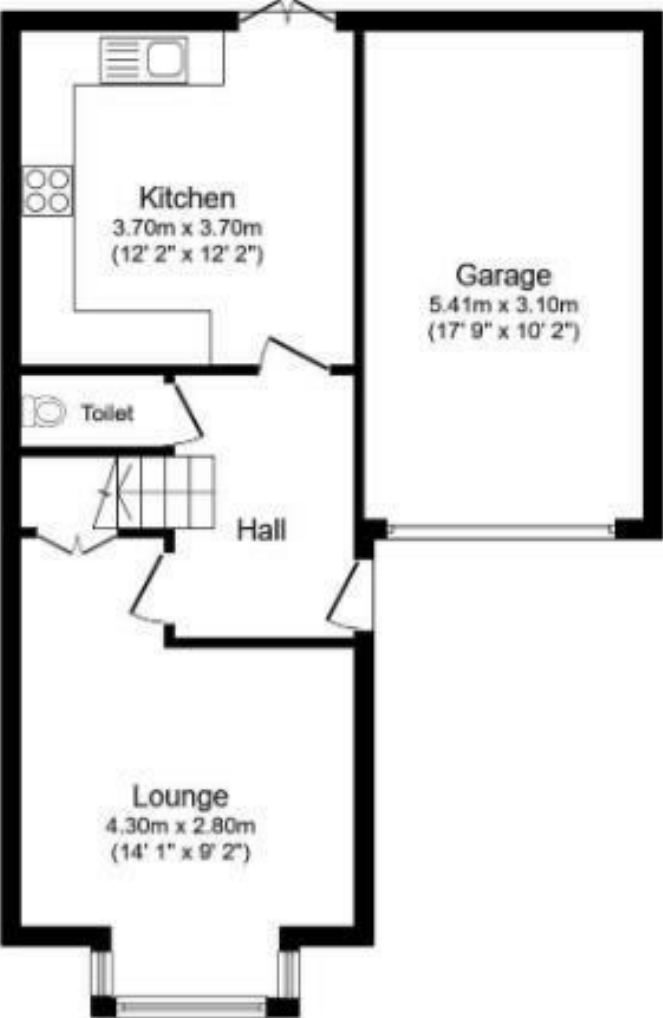
Rear Garden

Mainly laid to lawn with decking area.



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Ground Floor



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. We 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		94
(81-91) B	83	
(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

