



**High Stell, Middleton St. George, DL2 1UW**  
**3 Bed - House - Detached**  
**£255,000**

**EPC Rating: C**  
**Tenure: Freehold**  
**Council Tax Band: D**



# High Stell

## Middleton St. George Darlington DL2 1UW

\*\*\* LANDSCAPED REAR GARDEN \*\*\*

\*\*\* PROFESSIONALLY CONVERTED GARAGE, INTO AN OPEN-PLAN KITCHEN/DINER \*\*\*

On the market with Smith & Friends, this stunning three bedroom detached house within the sought after area of Middleton St George. Making this a perfect family home.

The property briefly comprises of; Entrance Hall, Downstairs WC, Good Sized Living Room with bay window, leading through double doors to a separate reception room. The property has had a professional garage conversion to create an open-plan modern kitchen / diner with French Doors to the rear garden.

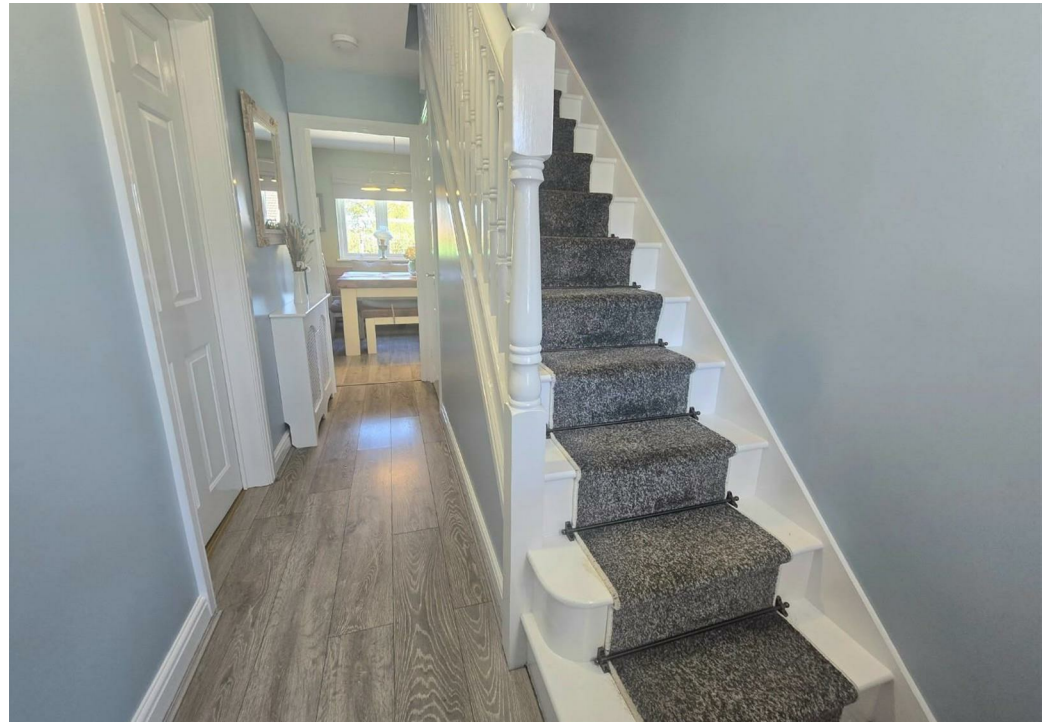
The first floor provides a landing with three double bedrooms, (Master with Fitted Wardrobes / Units, and Modern En-Suite Shower Room), and a spacious Family Bathroom.

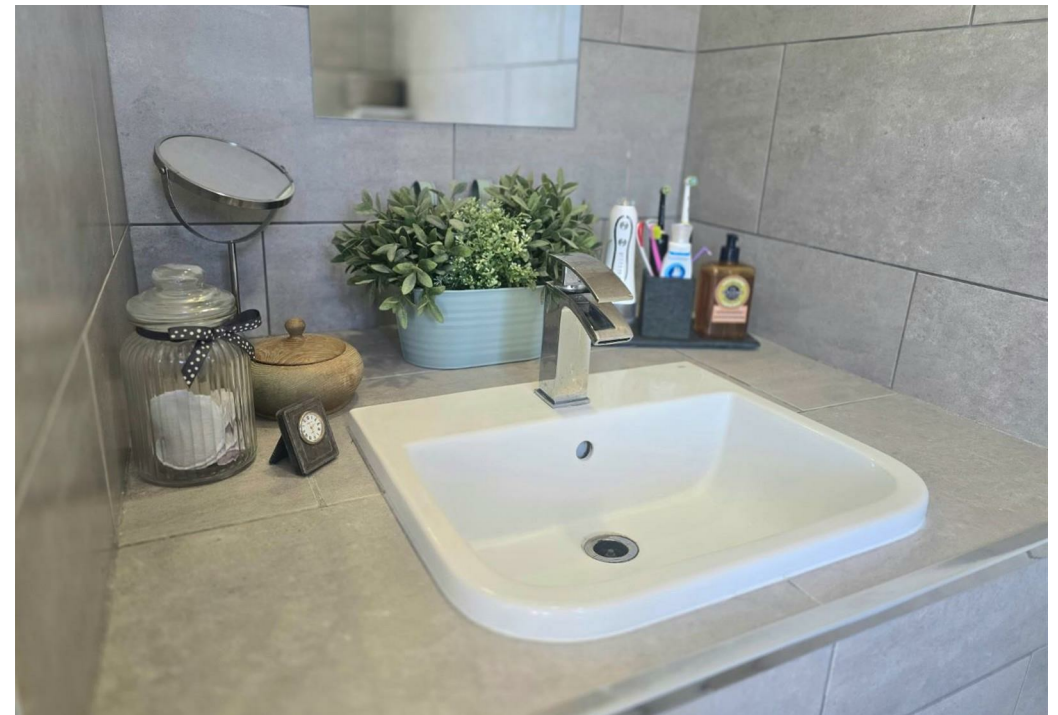
Externally, the property benefits from a low maintenance landscaped rear garden, whilst the front of the property provides ample of off-street parking via a large driveway.

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











## GROUND FLOOR

### Entrance Hall

5'09 x 13'05 (1.75m x 4.09m)

### Living Room

11'07 x 18'07 (3.53m x 5.66m)

### Downstairs WC

2'05 x 5'00 (0.74m x 1.52m)

### Office / Dining Room

10'00 x 8'06 (3.05m x 2.59m)

### Open-Plan Kitchen / Diner

20'10 x 8'01 (6.35m x 2.46m)

## FIRST FLOOR

## Landing

2'10 x 8'11 (0.86m x 2.72m)

## Bedroom 1

11'09 x 11'10 (3.58m x 3.61m)

## En-Suite

6'00 x 6'07 (1.83m x 2.01m)

## Bedroom 2

8'10 x 11'04 (2.69m x 3.45m)

## Bedroom 3

8'04 x 9'01 (2.54m x 2.77m)

## Family Bathroom

8'01 x 8'03 (2.46m x 2.51m)







Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
 1084 ft<sup>2</sup>  
 100.7 m<sup>2</sup>

Reduced headroom  
 1 ft<sup>2</sup>  
 0.1 m<sup>2</sup>

(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.

GIRAFFE 360



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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.

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