



**Goosepool Way, Middleton St. George,  
Darlington, DL2 1RA  
4 Bed - House  
£340,000**

**Council Tax Band: E  
EPC Rating: B  
Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# Goosepool Way, Middleton St. George, DL2 1RA

\*\*\* STUNNING AND TASTEFULLY UPGRADED 4 BEDROOM DETACHED FAMILY HOME \*\*\*  
\*\*\* IDEAL FOR GROWING FAMILIES \*\*\*  
\*\*\* GENEROUS CORNER PLOT \*\*\*

On the market with Smith & Friends Estate Agents, this Stunning, 4-Bedroom Detached Family Home, situated within the sought-after village setting of Middleton-St-George, Darlington. Close to local amenities, including easy access to Teesside International Airport and excellent transport links, including access to the A66 & A1.

The property briefly comprises of; Entrance Hallway, Downstairs Cloakroom WC, Living Room, Open-Plan Modern Kitchen / Diner with Integrated Appliances, and useful Utility.  
To the first floor there is a Landing, Four Good Size Bedrooms (Master with En-Suite Shower Room) and a Four Piece Family Bathroom.

Externally, the Property has a well presented rear garden with patio area, Single Detached Garage to the rear with a Double Width Driveway providing ample off street parking. The front of the property has a well maintained Lawn and Planted Area.

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

## GROUND FLOOR

Entrance Hallway  
6'5" x 15'5"

Living Room  
11'8" x 17'4"

Kitchen / Diner  
25'1" x 12'6"

Downstairs WC  
5'5" x 4'6"

Utility Room  
5'8" x 6'1"

## FIRST FLOOR

Landing  
9'11" x 7'5"

Bedroom 1  
11'9" x 13'4"  
  
En-Suite Shower Room  
8'4" x 3'11"

Bedroom 2  
9'3" x 12'7"

Bedroom 3  
8'5" x 12'5"

Bedroom 4  
8'7" x 9'0"

Family Bathroom  
5'10" x 9'6"

SINGLE DETACHED GARAGE















Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1337 ft<sup>2</sup>

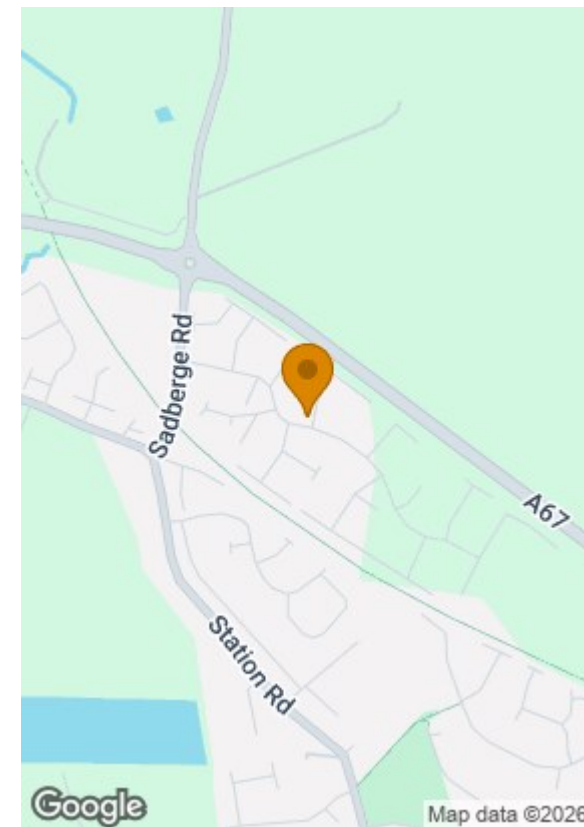
124.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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.

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