



WANT A STRESS FREE MOVE? USE OUR \*\* PART EXCHANGE SCHEME \*\*

**\*\* INTEGRATED APPLIANCES PACKAGE INCLUDED \*\*** **\*\* SINGLE DETACHED GARAGE \*\***  
**\*\* PRIVATE GARDEN \*\*** **\*\* CENTRAL HEATING - HIVE \*\*** **\*\* BI-FOLD DOORS \*\*** **\*\* WHITE TOWEL RAILS \*\***  
**\*\* BLOCK PAVED DRIVEWAYS \*\*** **\*\* HANS GROHE TAPS \*\***

The Southwark is a stunning 4-bedroom home, perfect for the modern family. The front lounge offers a light and airy environment, thanks to its feature bay window. The rear of the house also provides a spacious open-plan kitchen/dining/family area, perfect for socialising with family and friends. Bi-Fold doors open up the space even more, leading out into the rear garden. Meanwhile, the ground floor also features an attractive study space.

The upstairs of the Southwark features a beautiful master bedroom with a fitted wardrobe and an en-suite bathroom, fitted wardrobes also to bedroom two and there are two further bedrooms. There is also a generous family bathroom and a downstairs cloakroom, as well as a hive smart meter.

Middleton St. George is a delightful little village in the borough of Darlington. It offers the best of both worlds to residents looking to live in a quiet, secluded area, but still provides easy access to the hustle and bustle of nearby Darlington.

Local Area:-

The village is served by a couple of local convenience stores, veterinary surgery, pet shop, doctor's surgery, dental surgery, private day nursery, pharmacy, hairdressers, pubs and takeaways.

Just 5 miles away, the large market town of Darlington offers a much greater shopping experience. The compact, pedestrianised town centre offers some high street names, plus a large selection of designer and independent shops, quality markets, pubs, cafés and restaurants.

Photos show typical specification. Please check for exact specification

**Lancaster Park, St. Georges Way, DL2 1PD**  
**4 Bed - House - Detached**  
**£294,995**

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
101-120 kWh/m <sup>2</sup> A		
81-100 kWh/m <sup>2</sup> B		
61-80 kWh/m <sup>2</sup> C		
41-60 kWh/m <sup>2</sup> D		
21-40 kWh/m <sup>2</sup> E		
1-20 kWh/m <sup>2</sup> F		
0-20 kWh/m <sup>2</sup> G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		