**Woodlands Green, Middleton St. George, DL2 1NE**
**2 Bed - House - Mid Terrace**
**£139,995**

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

SMITH & FRIENDS
ESTATE AGENTS

# Woodlands Green, Middleton St. George, DL2 1NE

*** NO CHAIN SALE ***
*** IDEAL FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR BUY-TO-LET ***

On the market, within the sought after village of Middleton St George, Darlington, this lovely two bedroom mid-terraced house. With good transport links, schooling and local amenities, making this in our opinion ideal for a first time buyer, investor or a family.

The property briefly comprises of; entrance hall, downstairs wc, living room and fitted kitchen. To the first floor you will find a landing with two bedrooms and a family bathroom.

Externally, the property has an allocated parking bay to the front, with a small garden, whilst benefitting from an enclosed rear garden.

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

## GROUND FLOOR

### Entrance Hall
6'3" x 14'8" (1.91m x 4.48m)

### Downstairs WC
2'10" x 5'2" (0.88m x 1.60m)

### Kitchen
5'11" x 13'9" (1.81m x 4.20m)

### Living Room
12'5" x 9'3" (3.81m x 2.82m)

## FIRST FLOOR

### Landing
6'11" x 3'10" (2.12m x 1.19m)

### Bedroom 1
12'5" x 9'11" (3.79m x 3.03m)

### Bedroom 2
6'2" x 11'8" (1.88m x 3.58m)

### Family Bathroom
6'1" x 8'5" (1.86m x 2.58m)

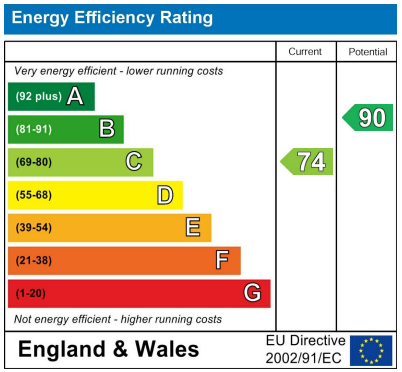
Approximate total area(1)
558 ft²
51.9 m²

(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.

GIRAFFE360




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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