



**** 1500 Sq/Ft** ** Open Views to the Front and Side ** **Plenty Of Parking ****

Smith and Friends are please to offer for sale this spacious and light four bedroom detached Property. Internally this is ideal for a growing family looking for EXTRA space that an average four bedroom property offers in the current market.

Please Note: Council tax band. Freehold basis. EPC Rating B
Viewing Strictly through SMITH AND FRIENDS DARLINGTON

Oak Tree Close, Middleton St. George, DL2 1HJ

4 Bed - House - Detached

£370,000

EPC Rating: B

Council Tax Band: E

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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Entrance Hall

Lounge

19'8" x 14'0" (6.01m x 4.27m)

Dining Room

11'2" x 10'8" (3.42m x 3.27m)

Kitchen

22'0" x 9'10" (6.72m x 3.02m)

Utility Room

6'10" x 6'2" (2.1m x 1.88m)

Bedroom 1

16'7" x 10'9" (5.07m x 3.28m)

Bedroom 2

14'11" x 10'3" (4.56m x 3.14)

Bedroom 3

12'8" x 10'10" (3.88m x 3.31m)

Bedroom 4

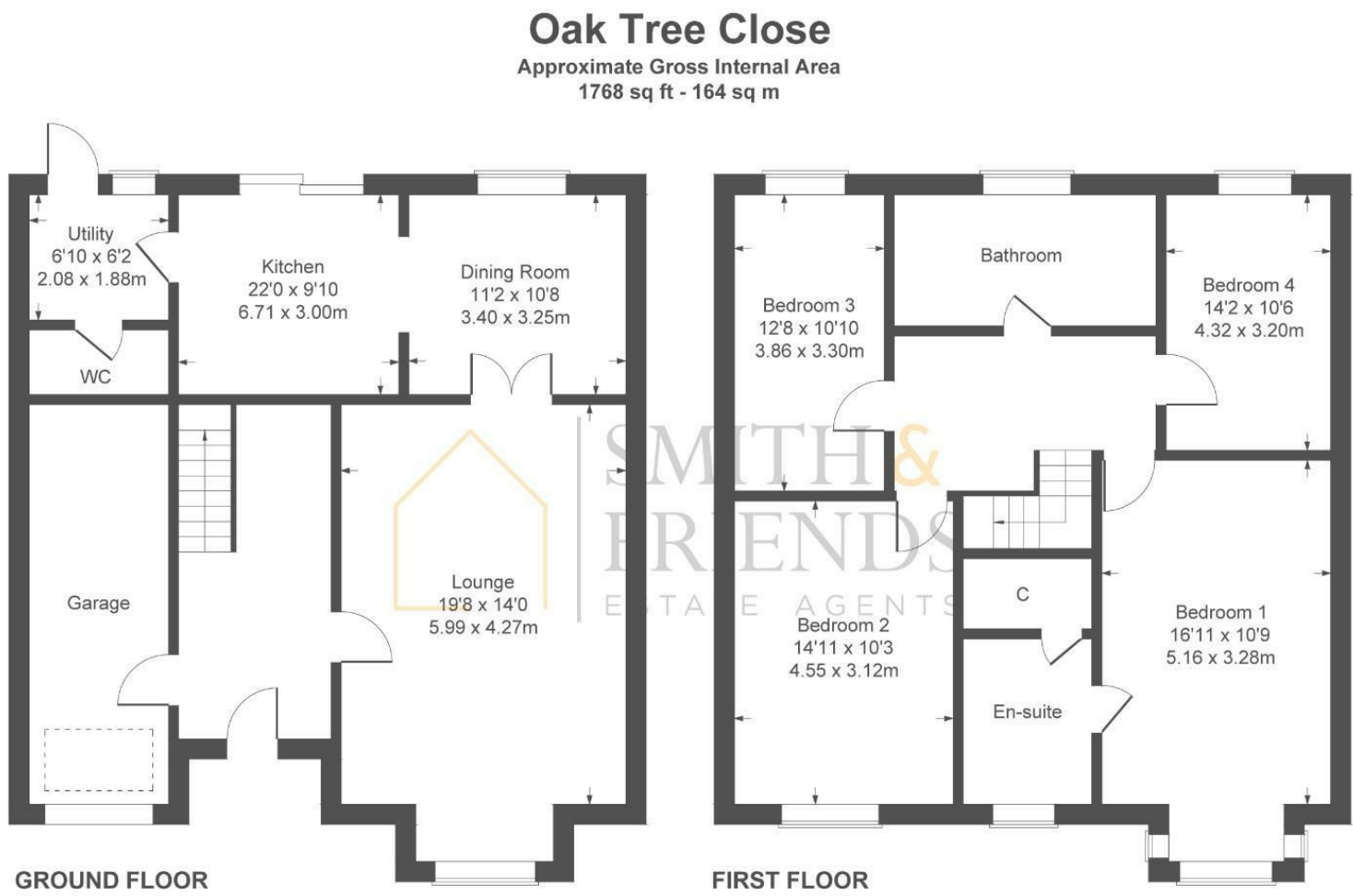
14'2" x 10'6" (4.32m x 3.21m)



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Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(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	

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