



# CARVERS

SALES & LETTINGS

Woodlands Green

Middleton St. George, Darlington, DL2 1NE

Offers in the region of £140,000

House - Semi-Detached





Tucked away at the head of a cul-se-sac, within this popular development, this stylish two bedroomed modern home, is within walking distance to a host of amenities within this sought after village. This is a home which offers a host of features and is offered for sale with no onward chain.

Internally there is a welcoming hallway, ground floor cloaks/WC spacious living room with French doors opening to rear garden, the kitchen/diner is fitted with a range of units and a host of integrated appliances. To the first floor is a landing two double bedrooms both having built in wardrobes and bathroom/WC with white suite and overhead shower, also having useful built in cupboard.

Externally to the front is a driveway allowing off road parking for two vehicles, whilst to the rear is an enclosed garden mainly laid to lawn with a large shed having power and lighting with a further additional garden shed.

Early viewing will impress.





- No onward chain
- Popular development
- Centre of village
- Driveway for two vehicles
- Kitchen with fitted appliances
- Cul-de-sac location
- Suited to a variety of Buyers
- Established rear garden
- Two double bedrooms with fitted wardrobes
- Ground floor cloaks/WC

#### GENERAL INFORMATION:

Tenure: Freehold

Services Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

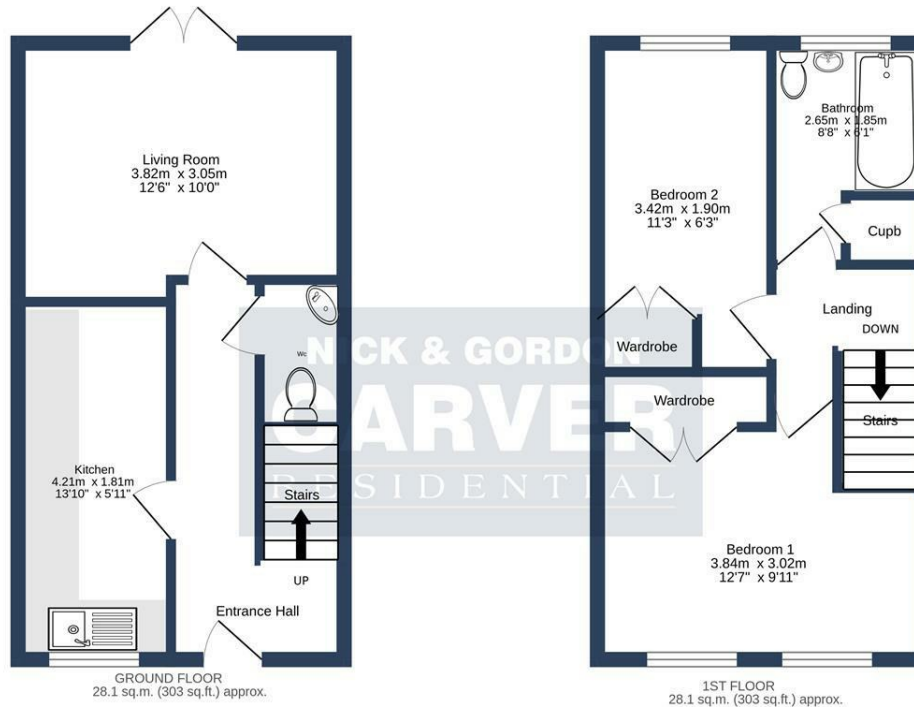
#### Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





WOODLANDS GREEN, MIDDLETON-ST-GEORGE, DL2 1NE.

TOTAL FLOOR AREA: 56.3 sq.m. (606 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) <b>A</b>                          |         | <b>90</b>                                                                                                   |
| (81-91) <b>B</b>                            |         |                                                                                                             |
| (69-80) <b>C</b>                            |         |                                                                                                             |
| (55-68) <b>D</b>                            |         |                                                                                                             |
| (39-54) <b>E</b>                            |         |                                                                                                             |
| (21-38) <b>F</b>                            |         | <b>75</b>                                                                                                   |
| (1-20) <b>G</b>                             |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC  |

Property size taken from EPC  
667.00 sq ft

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