



CARVERS

SALES & LETTINGS

St. Annes Gardens

Middleton St. George, Darlington, DL2 1AQ

Offers in the region of £250,000

Bungalow - Semi Detached



In the highly regarded cul-de-sac of St Anne's Gardens, we have this delightful dormer bungalow, which has been extended to the rear. Located in Middleton St George with its neighboring village of Middleton One Row, it is a superb location.

Staindale is requiring cosmetic upgrading but offers great potential for buyers looking to put their own stamp on a property with generous gardens to the front and rear and plentiful living accommodation.

The ground floor benefits from three separate living areas, a convenient kitchen with integrated Neff appliances and a ground-floor bathroom with a three-piece suite. On the first floor are two bedrooms, both offering ample space and fitted wardrobes.

Outside there is a large private rear garden, mainly laid to lawn, while to the front there is off-street parking, an additional single garage with electronic motor roller door and a separate workshop.

In summary, this is a superb package offering great potential in a popular cul-de-sac location close to all local amenities.



- Popular cul-de-sac location
- Large gardens
- Garage
- Workshop
- Extended accommodation

GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

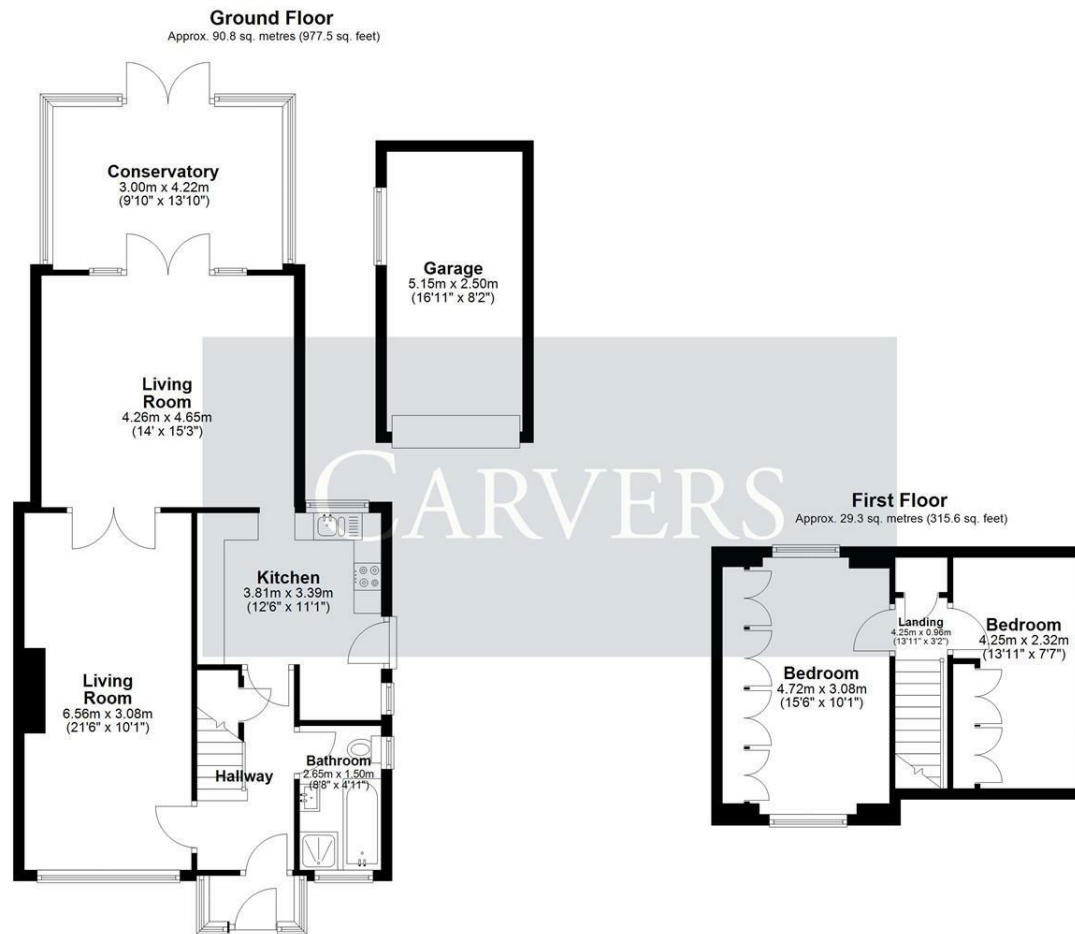
Buyers Identification Checks

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 e.g. a conservatory and/or garage)





Total area: approx. 120.1 sq. metres (1293.1 sq. feet)
11 St Annes Gardens, Middleton St. George

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC sq ft

Searching 1,000s of mortgages
Access to 12,000+ products from 90+ lenders across the UK.

Call: 01325 370341 Visit: Any of our offices
Web: mortgageadvicebureau.com/carvers

Mortgage Advice Bureau

Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.