



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)

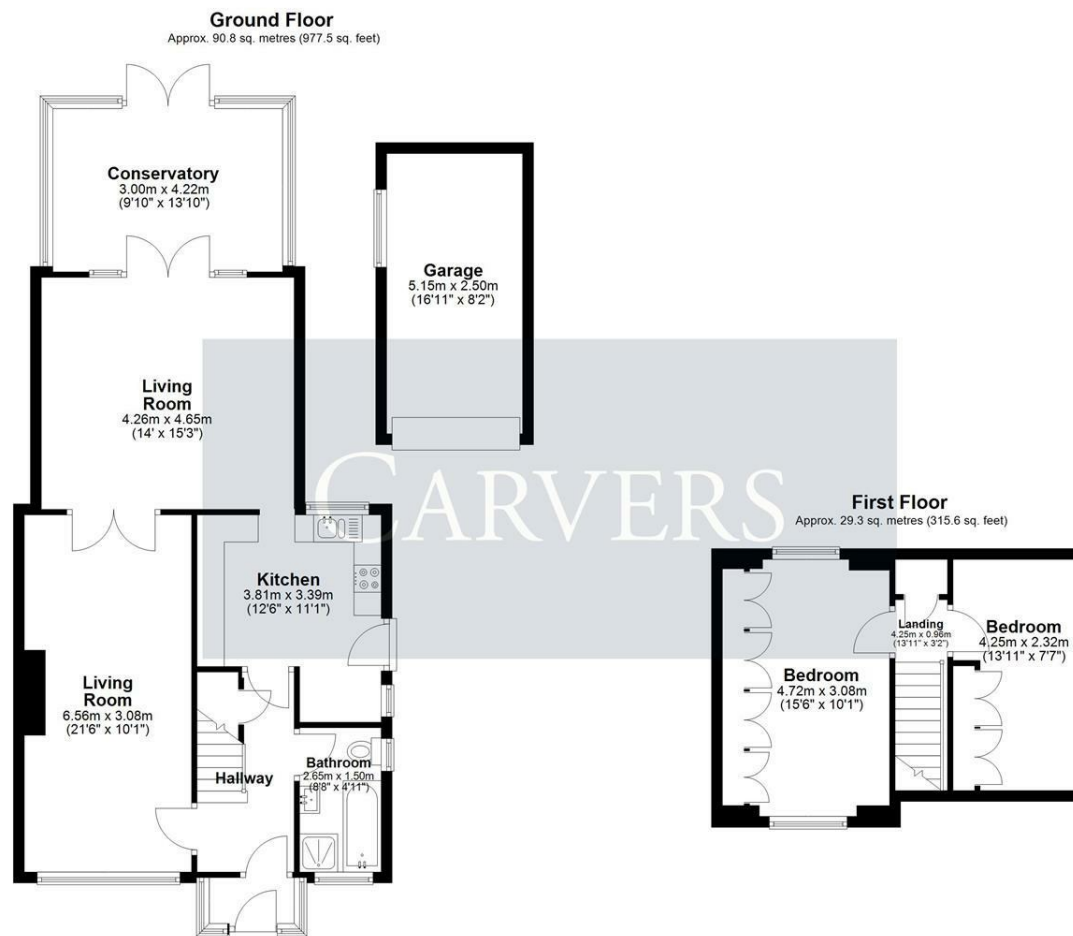
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Property Size

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		
(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

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