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The Greenway  
Middleton St. George, Darlington, DL2 1EB  
**Price £235,000**

House - Semi-Detached  
3 Bedroom/s  
1 Bathroom/s

Situated within the charming village of Middleton St. George, Darlington, this deceptively spacious semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property has been thoughtfully extended to enhance its living space, making it both spacious and inviting.

Upon entering, you are greeted by a welcoming hallway that leads to two delightful reception rooms, perfect for entertaining guests or enjoying quiet family time. The fitted kitchen is equipped with integrated appliances, ensuring that meal preparation is both convenient and enjoyable. Adjacent to the kitchen, the garden room offers a lovely view of the rear garden, creating a serene space to relax and unwind.

The property also features a well-maintained bathroom, catering to the needs of the household. Outside, the rear garden provides a private oasis, ideal for outdoor activities or simply enjoying the fresh air. Additionally, the property benefits from a driveway and a garage with an electric door, complete with power and lighting, offering ample storage and parking solutions.





- POPULAR VILLAGE LOCATION

- CUL-DE-SAC

- GARDEN ROOM

- FIRST FLOOR BATHROOM/WC

- MATURE, ESTABLISHED GARDENS

- EXTENDED TO THE REAR

- TWO RECEPTION ROOMS

- THREE BEDROOMS

- DRIVEWAY AND LARGER THAN AVERAGE GARAGE WITH ELECTRIC DOOR POWER & LIGHTING

- NO ONWARD CHAIN

#### **GENERAL INFORMATION**

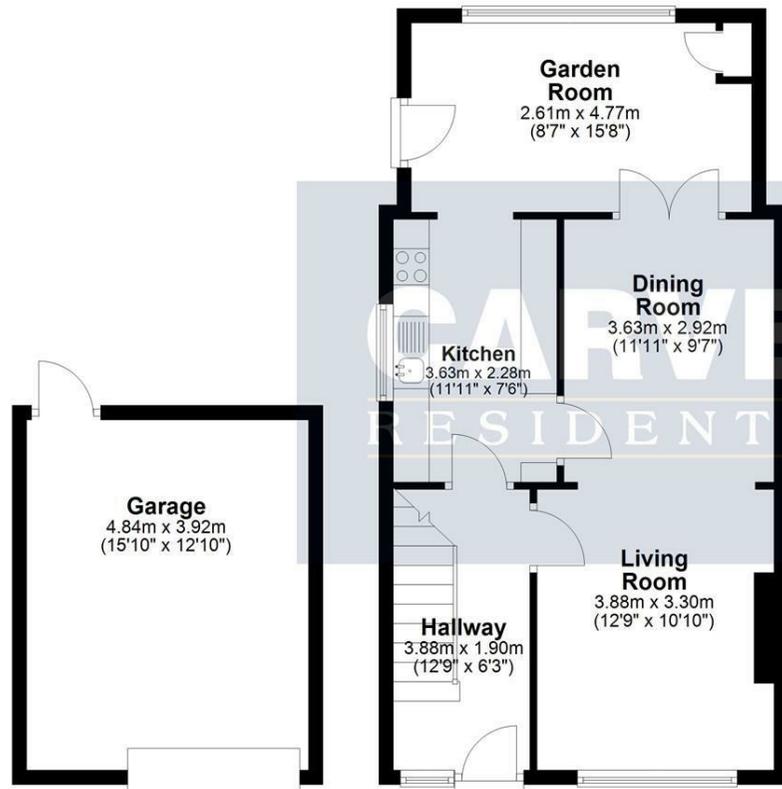
Tenure: Freehold

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

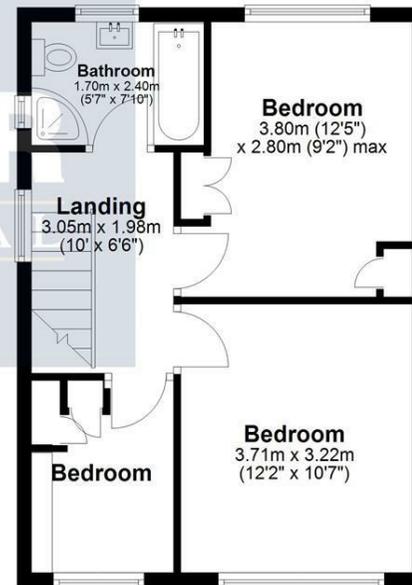
Double glazing

Local Authority: Darlington Borough Council (Tax Banding C )

**Ground Floor**  
Approx. 63.1 sq. metres (679.6 sq. feet)



**First Floor**  
Approx. 38.8 sq. metres (417.3 sq. feet)



Total area: approx. 101.9 sq. metres (1097.0 sq. feet)  
**7 The Greenway, Middleton St George**

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		78
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Floor Area from EPC - sq ft

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MAB 6202



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