CARVERS

SALES & LETTINGS

St. Georges Gate

Middleton St. George, Darlington, DL2 1FD

Price £325,000

House - Detached

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Welcome to the highly regarded St. Georges Gate, in Middleton St. George, this beautiful detached house has comfort and style.

With four spacious bedrooms, this property is ideal for families looking for a welcoming home. The two well-appointed reception rooms provide ample space for relaxation and entertaining, formal lounge to the front complete with wood burning stove for those cosy evenings in front of the fire, whilst to the rear a fantastic garden room over looking the garden and the trees beyond, brimming with wildlife, making it easy to host gatherings with friends and family.

The house features two modern bathrooms, ensuring convenience for all residents. The thoughtful layout maximises space and light, creating a warm and inviting atmosphere throughout.

For those with vehicles, the property boasts parking for multiple vehicles along with a single garage, a valuable asset in today's busy world.

Situated in a peaceful neighbourhood, this home is not only a sanctuary but also conveniently located near local amenities and excellent transport links, making it an excellent choice for both commuting and leisure.

This property is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a spacious family home. Don't miss the chance to make this lovely house your new home.

- Situated in the highly regarded area of St Georges gate
- 4 Bedrooms
- Large kitchen
- Off street parking for multiple vehicles
- Close to local amenities and excellent transport links
- Detached property
- Formal lounge and Garden room
- Private secluded garden, bordered by trees
- Single Garage

GENERAL INFORMATION:

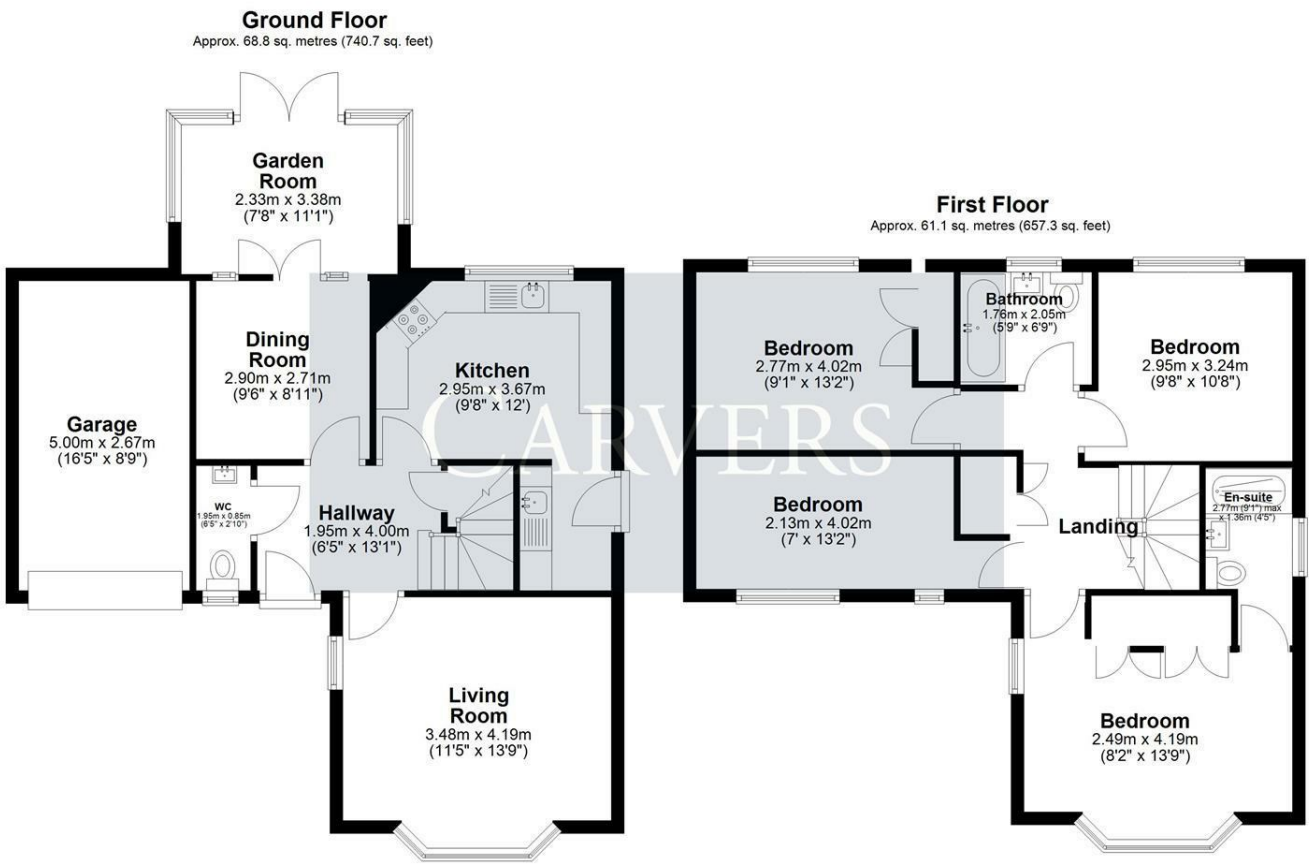
Tenure: Freehold
Services: gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: Darlington Borough Council (Tax Banding E)

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.

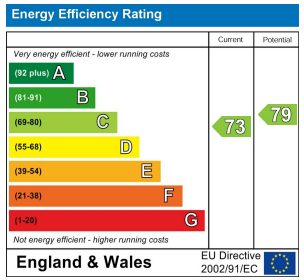
Property Size

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. 129.9 sq. metres (1398.0 sq. feet)

43 St Georges Gate, Middleton St George



Property size taken from EPC sq ft

The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

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.

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