



Looking for a near new home without the 'New Home' price tag?
Then you need to take a look as this pre-loved home.

Welcome to Burnhope Lane, Middleton St George, this delightful semi-detached house presents an excellent opportunity for a near new home in excellent condition. Ideal for those seeking a modern comfortable and inviting home. The property boasts two generously proportioned bedrooms, to suit small families, couples, or professional individuals looking for extra space.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, open plan living, perfect for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the house is utilised effectively. The family bathroom is located on the first floor, with a further 2nd W/C on the ground floor catering to the needs of the household with ease.

One of the standout features of this property is the ample parking space available for two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for residents and visitors alike.





- Near new home, excellent value
- 2 Generous bedrooms
- Family bathroom and 2nd W/C downstairs
- Private rear garden
- Open plan family living
- Excellent condition
- Off street parking for 2 vehicles
- Excellent transport links and local amenities.

GENERAL INFORMATION:

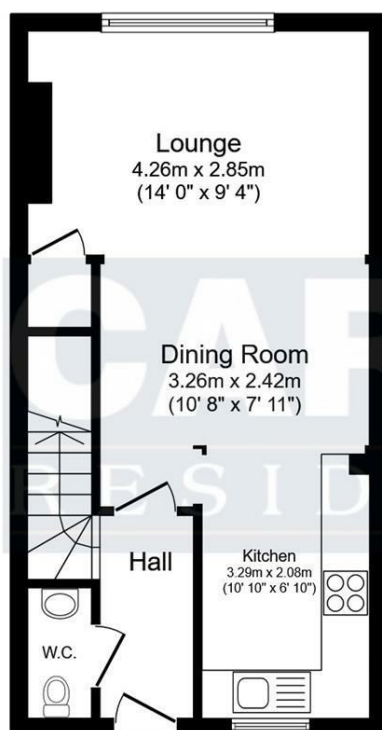
Tenure: Freehold

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

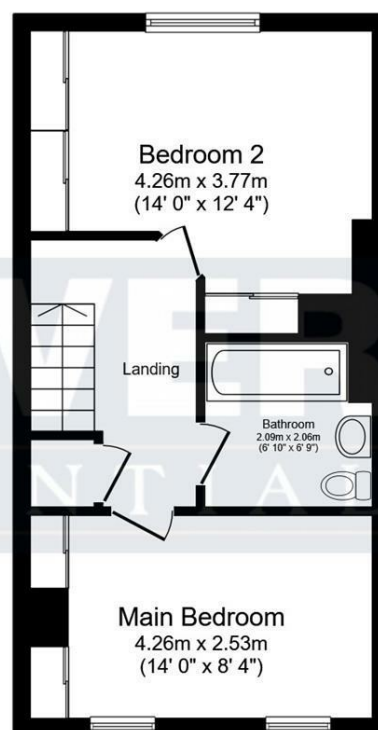
Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

Information for Buyers: This home is offered for sale under the Discount Market Sale (DMS) Scheme and prices shown have been discounted by 20% of the full market value.



Ground Floor
Floor area 36.5 sq.m. (393 sq.ft.)



First Floor
Floor area 36.5 sq.m. (392 sq.ft.)

Total floor area: 72.9 sq.m. (785 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		96
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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