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Vickers Close  
Middleton St. George, Darlington, DL2 1UQ  
**Asking price £170,000**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s



This beautifully presented two-bed terraced home offers an excellent opportunity for those seeking a comfortable and contemporary living space in a fantastic location.

On the ground floor, the property comprises a spacious reception room to the front and modern kitchen with shaker-style units, fully integrated appliances, and space for dining to the rear. A handy downstairs WC sits off the kitchen corridor, while French doors open from the kitchen onto the South-West facing rear garden.

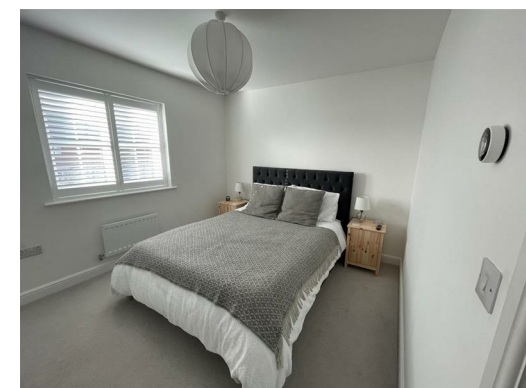
Upstairs, there are two generously sized double bedrooms and a main bathroom with modern fittings including an over-bath shower, glass shower screen, heated towel rail and vanity unit under the sink for storage. Ample additional storage is available in the loft space, accessible via the first-floor landing.

The property is neutrally decorated, with luxury hard flooring running throughout the ground floor and contemporary shutters at the windows. In addition to its appealing move-in ready interior, the home benefits from a double driveway with space for two cars to the front of the property.

Ideally situated in Middleton St George, the property is just ten minutes by road to the popular high streets of Darlington and Yarm. Within walking distance, there are a range of local amenities including







- Two double bedrooms
- Main bathroom and downstairs WC
- Double driveway at front of property
- Upgraded Kitchen
- South-west facing garden

#### GENERAL INFORMATION:

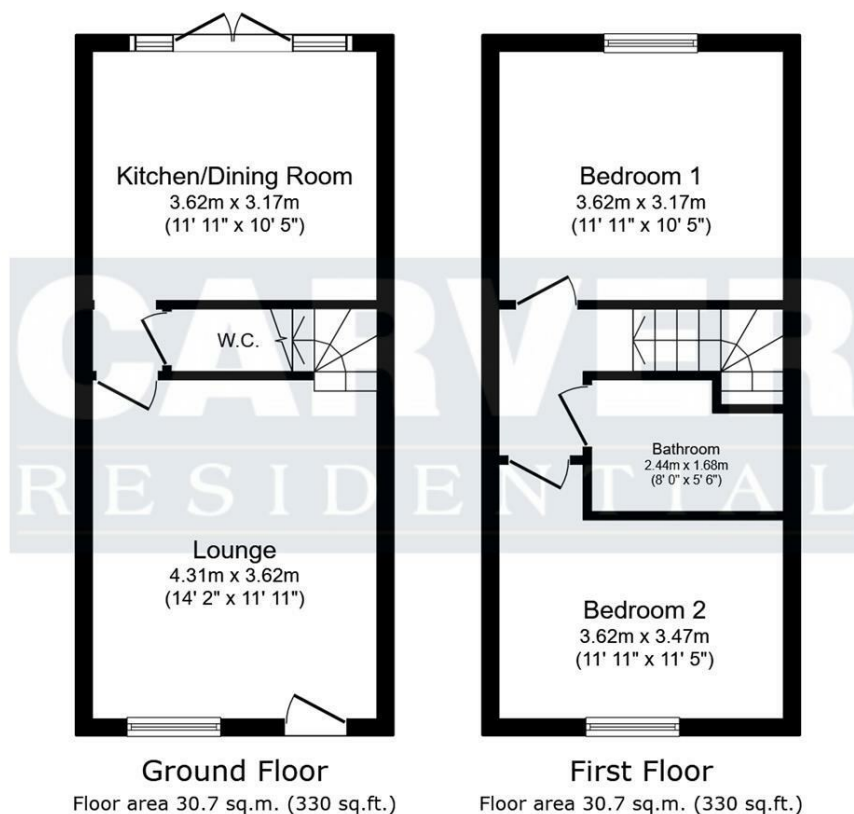
Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

Annual Green Levy - approximately £106 per year, due in January each year



Total floor area: 61.4 sq.m. (661 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](http://www.Propertybox.io)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			<b>97</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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