



Welcome to "Woodburn", one of the most picturesque double fronted period homes you will see this year!

Located on an enviable position in the charming village of Middleton One Row, "The Front" overlooks the beautiful River Tees. This delightful period terraced house offers the wow factor in spades, steeped in history but lovingly cared for by the current custodian of this of fantastic character home whilst offering 21st century modern living.

With three spacious reception rooms and a stunning kitchen/diner at it's heart complete with feature fireplace, this home just ooze's with a warm and homely feeling. The home provides ample space for relaxation with formal lounge, formal dining and a beautiful sun room to the rear overlooking the totally private and beautifully presented sun trap. Perfect for wowing and entertaining guests at dinner parties.

The house boasts three generously sized bedrooms on the first floor, the master bedroom enjoying the benefits of a superb ensuite, with the other rooms being serviced by the large spacious family bathroom, ensuring convenience for both family members and guests alike.

Outside, the property features a double garage to the rear, whilst to the front a private road for extra parking. Also to the rear a LARGE private garden, (marked in red on the photo's provided). The surrounding area is known for its picturesque scenery and community spirit, making it an excellent choice for families and professionals alike.

The property also enjoys the benefits of solar power and battery with EV point to charge your car but call us for further info, too much to discuss here!

This stunning home is not just a place to live; it is a lifestyle choice, offering comfort, space, and a sense of belonging in a welcoming community. If you are looking to settle down in an amazing location, this property is sure to impress.





- Double Fronted Period Property
- Large Private Garden to the rear
- Double Garage
- 3 reception rooms plus Kitchen Diner
- 2 Bathrooms and further downstairs W/C
- Envious location on "The Front" in Middleton One Row
- Benefits of Solar Power and Battery
- 3 Bedrooms
- Exceptional presentation, retaining character
- Sun room to rear overlooking beautiful Sun trap patio garden

GENERAL INFORMATION:

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding E)

Solar power with Battery

Private large rear garden to rear

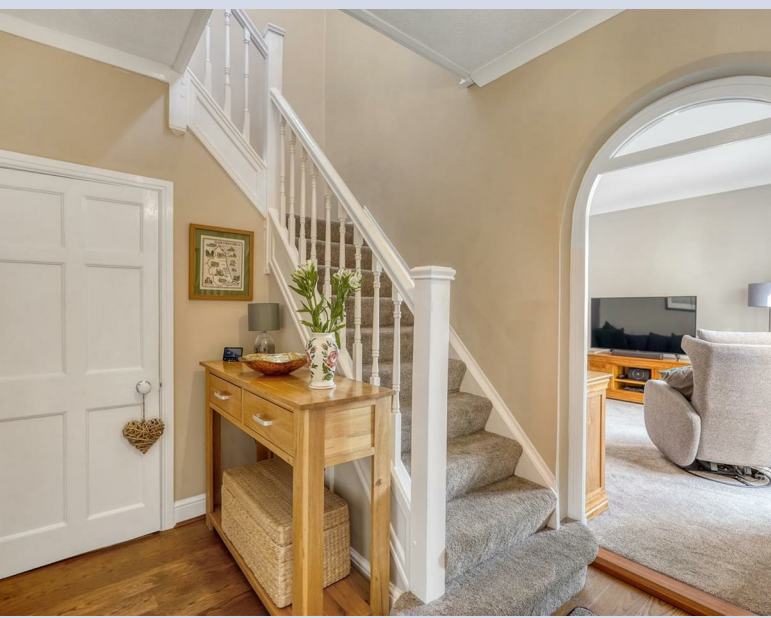
Private road to front

Buyers Identification Checks

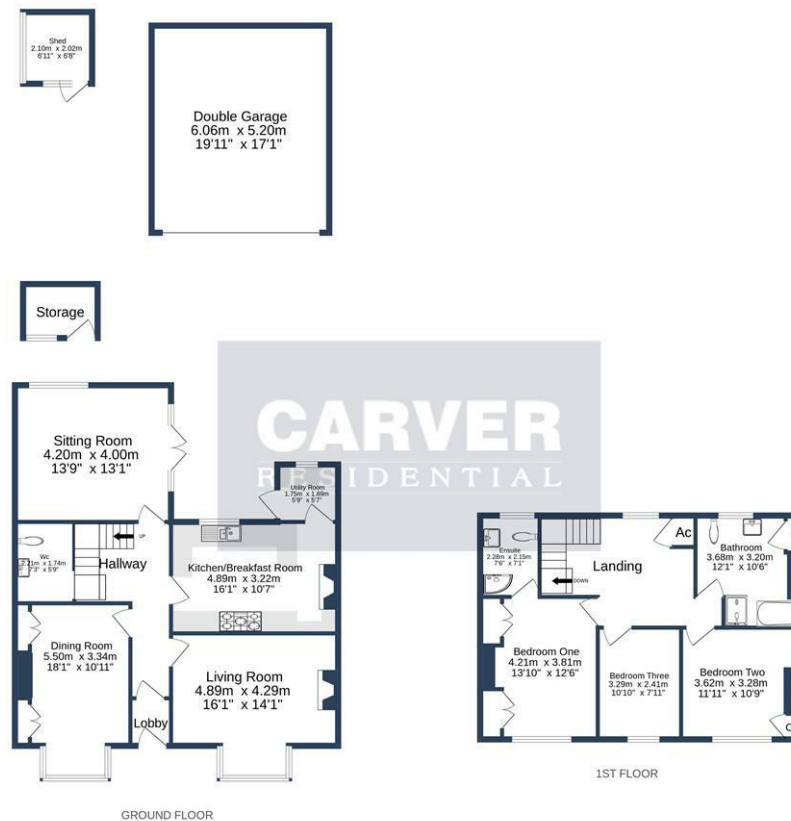
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THE FRONT, MIDDLETON-ONE-ROW/DL2 1AS.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		88
B (81-91)		
C (69-80)	80	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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