



CARVERS
SALES & LETTINGS

Palm Tree Villas

Middleton St. George, Darlington, DL2 1JH

Asking price £230,000

House - Semi-Detached

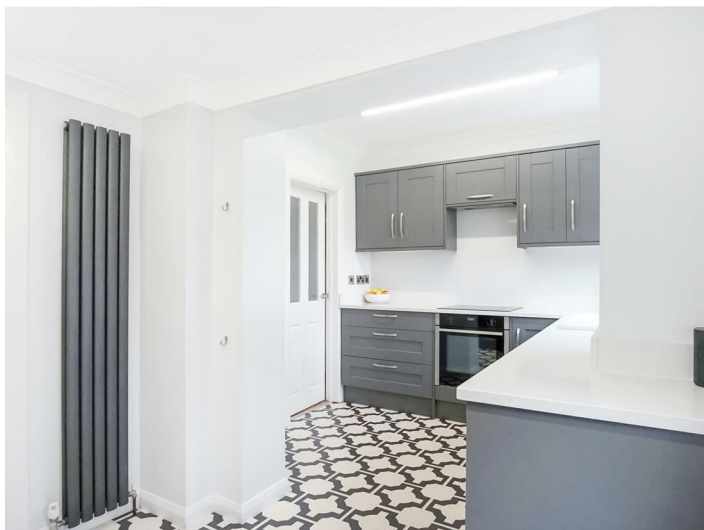


14 Palm Tree Villas is an exceptional semi-detached house which presents an opportunity for those seeking a beautifully improved family home. Upon entering, you are greeted by a welcoming hallway that leads to a spacious living room, complete with a delightful log burner, and window shutters perfect for cosy evenings. The separate dining room offers an ideal space for entertaining, while the refitted quality kitchen, equipped with modern appliances, caters to all your culinary needs.

Convenience is key with a handy utility room and a ground floor cloakroom/WC, ensuring practicality for everyday living. To the first floor, you will find three generously sized bedrooms, two of which boast built-in wardrobes, providing ample storage. The refitted shower /WC on this level is both stylish and functional, enhancing the overall appeal of the home.

Externally, the property is surrounded by mature, established gardens both at the front and rear, offering a tranquil outdoor space to enjoy. The double-width driveway provides convenient off-street parking, while the former garage serves as an excellent storage solution.

This impressive home is perfect for families or anyone looking for a blend of comfort and modern living in a desirable location. Don't miss the chance to make this lovely property your own.



- Stunning home, Village location
- Suited to Family occupation
- Refitted quality kitchen
- Contemporary decor throughout
- Former garage
- Ready to move into
- Two reception rooms
- Handy utility room & ground floor cloaks/WC
- Driveway allowing off road driveway
- New combi-boiler fitted December 2025

GENERAL INFORMATION

Tenure: Freehold

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

New combi boiler fitted December 2025

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)

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.

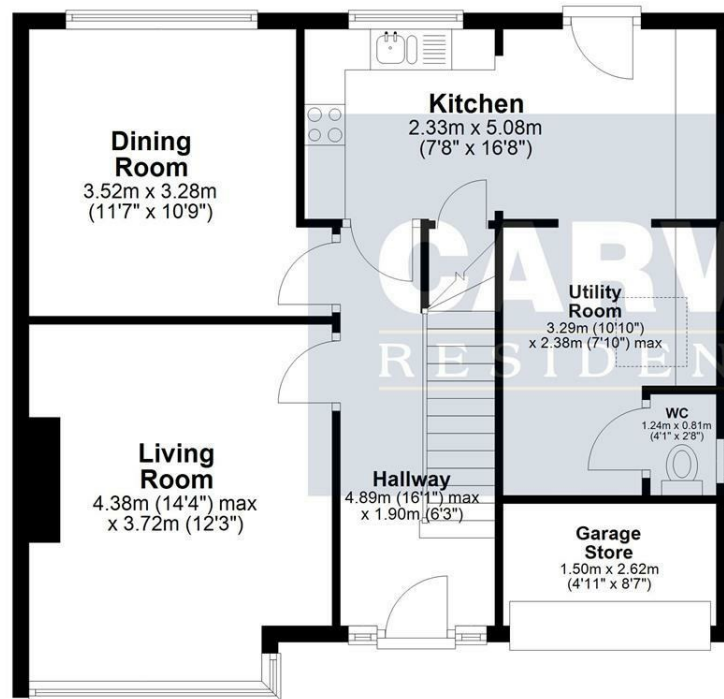
Property Size

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. conservatory, garage)



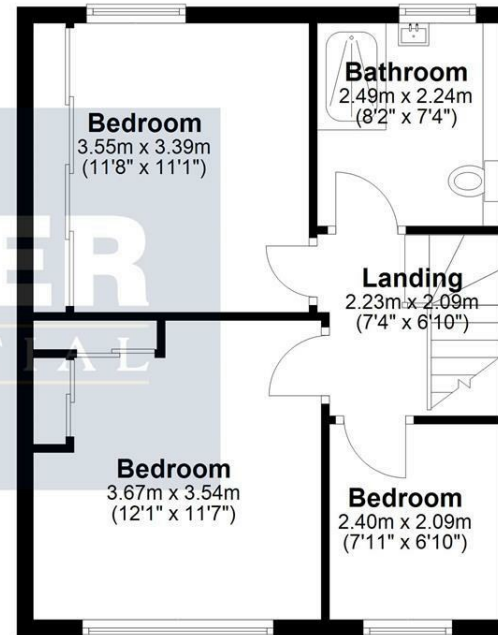
Ground Floor

Approx. 63.8 sq. metres (686.6 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 105.7 sq. metres (1137.9 sq. feet)
14 Palm Tree Villas, Middleton St George, Darlington

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

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Your home may be repossessed if you do not keep up repayments on your mortgage.
 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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.