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Killinghall Row

Middleton St. George, Darlington, DL2 1ER

**Offers in the region of £125,000**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s

Nestled in the charming village of Killinghall Row in Middleton St. George, this impressive mid-terrace cottage is a true gem waiting to be discovered. Boasting a high standard throughout, this older style house exudes character and warmth.

As you step inside, you are greeted by a welcoming hallway, a spacious living/dining area complete with a built-in media unit and French doors that open to the rear, flooding the room with natural light. The fitted kitchen is a delight for any aspiring chef, featuring a range-style oven to whip up culinary delights.

This cosy cottage offers two bedrooms, with the master bedroom boasting built-in wardrobes for all your storage needs. The bathroom is elegantly designed with a contemporary suite, perfect for unwinding after a long day, also having a useful utility area with built in cupboards.

Outside, the rear courtyard is a tranquil spot to bask in the summer sunshine or enjoy a morning coffee. Situated in the heart of the village, you'll find yourself at the center of the community with amenities close by.

Don't miss the opportunity to make this picturesque cottage your new home sweet home in the idyllic village of Middleton St. George.





- IMPRESSIVE HOME
- REFURBISHED TO A HIGH STANDARD THROUGHOUT
- SPACIOUS LIVING ROOM WITH MEDIA UNIT & MULTI-FUEL BURNER
- TWO BEDROOMS
- WELL PLACED FOR EASY ACCESS TO THE MARKET TOWNS OF YARM & DARLINGTON.

- PICTURESQUE VILLAGE LOCATION
- INTERNAL VIEWING IS THE ONLY WAY TO APPRECIATE EVERY ASPECT OF THIS FINE HOME
- FITTED KITCHEN
- IDEALLY SUITED TO A VARIETY OF BUYERS.

#### GENERAL INFORMATION:

Tenure: Freehold

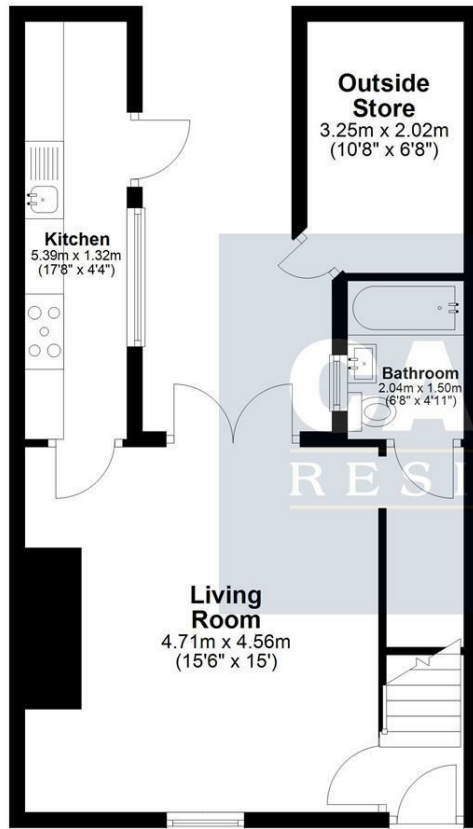
Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding A)

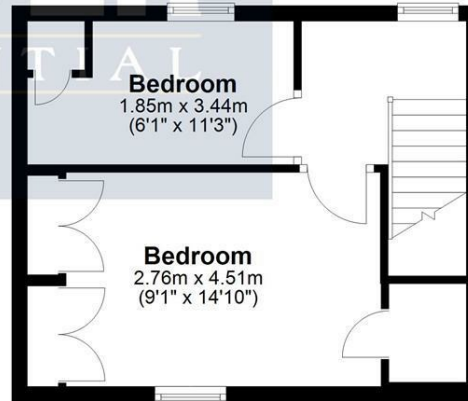
## Ground Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



## First Floor

Approx. 26.6 sq. metres (286.5 sq. feet)



Total area: approx. 70.3 sq. metres (756.8 sq. feet)  
**6 Killinghall Row, Middleton St George, Darlington**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MAB 6202



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**14 Duke Street, Darlington**  
 Co Durham, DL3 7AA  
 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

**43 Dalton Way, Newton Aycliffe**  
 Co Durham DL5 4DJ  
 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

**41 Market Place, Richmond**  
 North Yorkshire, DL10 4QL  
 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

**219 High Street, Northallerton**  
 North Yorkshire DL7 8LW  
 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)