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Goosepool Way
Middleton St. George, Darlington, DL2 1RE

Offers in the region of £195,000

House - Semi-Detached
3 Bedroom/s
2 Bathroom/s

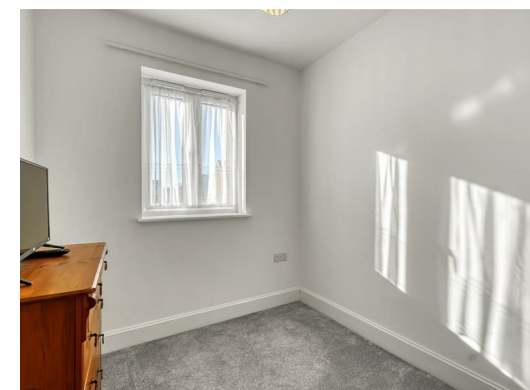
Nestled in the charming village of Middleton St. George, Goosepool Way presents an impressive semi-detached house that is perfect for modern family living. This stylish three-bedroom property is situated within a small, exclusive development, offering a tranquil environment while still being close to a variety of local amenities.

Upon entering, you will find a welcoming hall that leads seamlessly into a fitted kitchen/diner, complete with integrated appliances, making it an ideal space for both cooking and entertaining. The living room is bathed in natural light, thanks to the French doors that open out onto a delightful south-facing garden, perfect for enjoying sunny afternoons and al fresco dining.

The property boasts three well-proportioned bedrooms, with the master bedroom featuring an en-suite bathroom for added convenience and privacy. Additionally, there is a ground floor cloakroom/WC, enhancing the practicality of the home for family and guests alike.

Outside, the property benefits from a double driveway, providing ample off-road parking, a valuable asset in today's busy world. This home combines comfort, style, and functionality, making it an excellent choice for those seeking a peaceful yet connected lifestyle in the picturesque setting of Middleton St. George. Don't miss the opportunity to make this lovely property your new home.





- STYLISH 3 BEDROOMED HOME
- SMALL EXCLUSIVE DEVELOPMENT
- SUITED TO A VARIETY OF BUYERS
- SOUTH FACING PRIVATE REAR GARDEN
- WELL PLACED FOR EASY ACCESS TO THE MARKET TOWNS OF DARLINGTON & YARM
- PICTURESQUE VILLAGE LOCATION
- READY TO MOVE INTO
- TWIN BLOCK PAVED DRIVEWAY
- NO ONWARD CHAIN

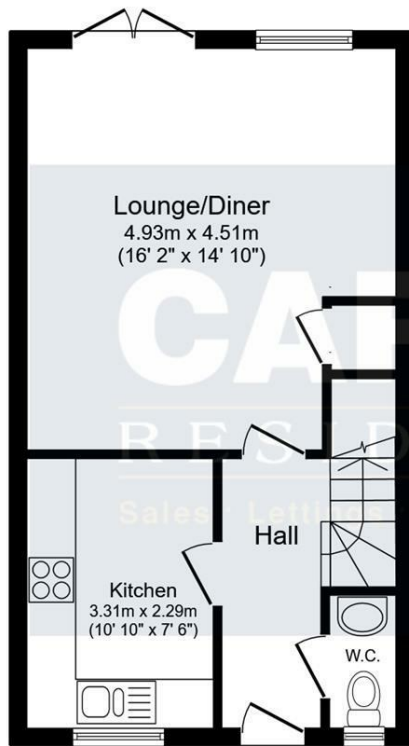
GENERAL INFORMATION

Tenure: Freehold

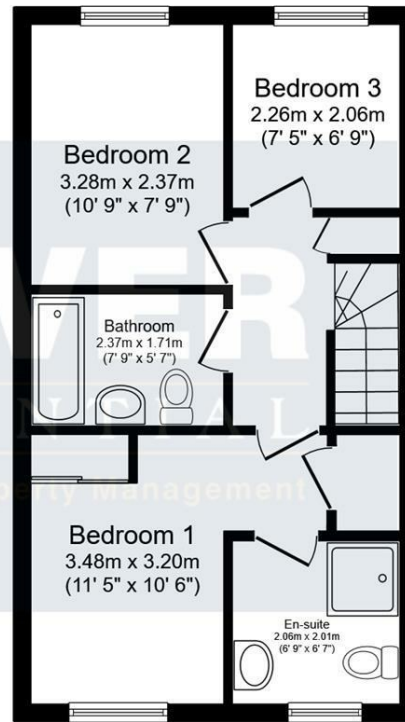
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: DBC (Tax Banding C) Buyers please note: Green Levy charge is £106 per annum.



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	96
(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	

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

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MAB 6202



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