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Wellington Drive
Middleton St. George, Darlington, DL2 1FJ

Offers in the region of £205,000

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

Nestled in the charming locale of Wellington Drive, Middleton St. George, this stylish three-bedroom semi-detached house presents an exceptional opportunity for modern living. Situated within a small, exclusive development, the property enjoys convenient access to the vibrant market towns of Yarm and Darlington, making it an ideal choice for those seeking both tranquility and connectivity.

Upon entering, one is greeted by a well-presented interior that exudes contemporary elegance. The fitted kitchen/diner is a standout feature, boasting a range of integrated appliances that cater to the needs of any culinary enthusiast. This space is perfect for both casual dining and entertaining guests. The living room, enhanced by bi-fold doors, seamlessly connects to the rear garden, allowing for an abundance of natural light and a delightful indoor-outdoor flow.

The property comprises three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom. Additionally, a useful ground floor cloakroom/WC adds to the practicality of the home, making it suitable for families and guests alike.

Externally, the property is complemented by a large block-paved driveway, offering ample parking space and enhancing the overall appeal of this modern residence.





- SMALL EXCLUSIVE DEVELOPMENT
- WELL PLACED FOR EASE OF ACCESS TO THE MARKET TOWNS OF YARM & DARLINGTON
- STYLISH WELL PRESENTED PROPERTY
- SPACIOUS THREE BEDROOMED HOME
- WELCOMING HALLWAY WITH GROUND FLOOR CLOAKS/WC
- LIVING ROOM WITH BI-FOLD DOORS TO REAR GARDEN
- EN-SUITE OFF MASTER BEDROOM
- LARGE DRIVEWAY ALLOWING OFF ROAD PARKING.
- INTERNAL VIEWING WILL IMPRESS.

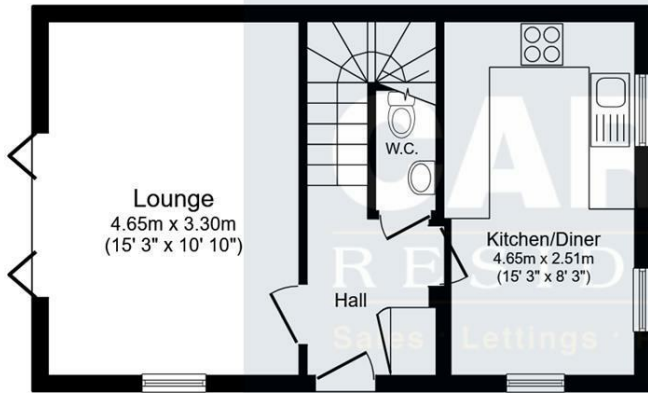
GENERAL INFORMATION

Tenure: Freehold

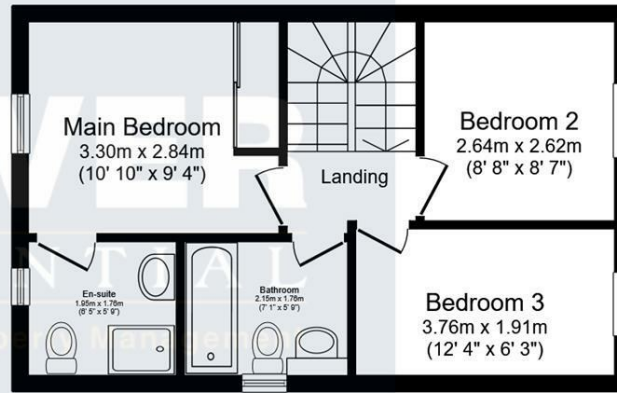
Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding C) GREEN LEVY CHARGE OF £125.000 PER YEAR.



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B		82	
(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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