



Superb family home at the end of a quiet Cul-de-sac providing additional parking on Whitworth Drive in Middleton St. George, Darlington. This superb semi-detached house, built in 2018, presents an ideal family home. With three well-proportioned bedrooms, the master suite boasts the added luxury of an ensuite bathroom, a rare and desirable feature in properties of this price level.

The ground floor is designed for modern living, featuring a spacious living and dining area that provides ample room for family gatherings and entertaining guests. The convenience of a downstairs W/C enhances the practicality of the layout, making it perfect for busy family life.

Outside, the property offers a private rear garden, an excellent space for children to play or for adults to unwind in the fresh air. Additionally, the home benefits from parking for up to three vehicles, ensuring that you and your guests will never be short of space.

This delightful residence combines contemporary comforts with a peaceful setting, making it a wonderful choice for families seeking a welcoming community. With its modern amenities and thoughtful design, this property is sure to impress. Don't miss the opportunity to make this charming house your new home.





- Superb value family home in Middleton St George
- Master Bedroom with ensuite
- Downstairs W/C
- Extra parking!! up to 3 vehicles
- Excellent transport links, Rail, Road and Air
- 3 Bedrooms, 2 bathrooms
- Large living / Dining
- Private rear garden
- Close to local amenities

GENERAL INFORMATION:

Tenure: Freehold

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

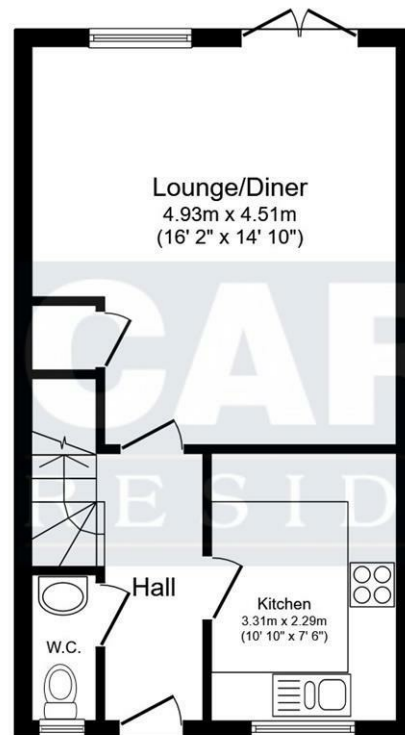
Double glazing

Local Authority: Darlington Borough Council (Tax Banding C)



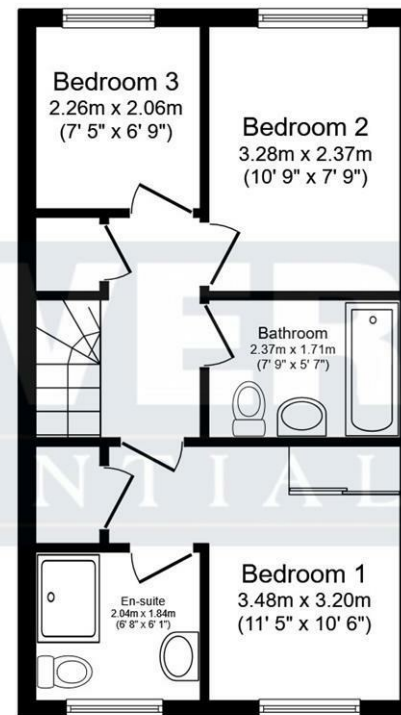






Ground Floor

Floor area 37.6 sq.m. (405 sq.ft.)



First Floor

Floor area 37.6 sq.m. (405 sq.ft.)

TOTAL: 75.2 sq.m. (810 sq.ft.)

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

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
82-91 A		96
69-81 B	84	
55-68 C		
45-54 D		
35-44 E		
25-34 F		
15-24 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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