



High Stell

Darlington DL2 1UW

£255,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



High Stell

Darlington DL2 1UW



- Stunning Three Bedroom Detached
- En-Suite To The Main Bedroom
- Must Be Seen Internally

- Open Plan Kitchen Dining Room With Doors Out To Garden
- Quiet Cul-de-sac Location
- EPC Grade C

- Parking For several cars
- Spacious Living Accommodation
- Council Tax Band D

A well-presented three bedroom detached family home, ideally positioned at the head of a quiet cul-de-sac in the popular village of Middleton St George.

Upon viewing, you will discover a stylish and thoughtfully arranged home comprising a welcoming entrance hall, convenient understairs WC, and a contemporary L-shaped open-plan kitchen/dining room with double doors opening onto the rear garden—perfect for modern living and entertaining. The living room features a bay window to the front, creating a bright and inviting space, along with double doors leading into a versatile playroom or study.

To the first floor, the generously sized main bedroom benefits from a modern en-suite. Two further bedrooms are well-proportioned and are served by a family bathroom.

Externally, the property offers a double-width driveway to the front, while the rear features a low-maintenance astro turf garden with a paved seating area, ideal for relaxing or entertaining.

Lounge

17'6" into bay 11'6" (5.34m into bay 3.53m)

Dining room

9'7" x 8'4" (2.94m x 2.56m)

Kitchen

20'11" x 8'0" (6.39m x 2.46m)

Study/Play Room

9'7" x 8'6" (2.94m x 2.61m)

Bedroom 1

14'3" into bay x 11'6" (4.36m into bay x 3.53m)

En-Suite

Bedroom 2

10'11" x 8'10" (3.34m x 2.70m)

Bathroom

Bedroom 3

8'11" x 8'2" (2.73m x 2.50m)

Externally

Tenture

Freehold

Property Details

Local Authority
Darlington
Council Tax
Band:
D
Annual Price:
£2,494
Conservation Area
No
Flood Risk
Very low
Floor Area
1,076 ft² / 100 m²
Plot size

0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

20 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

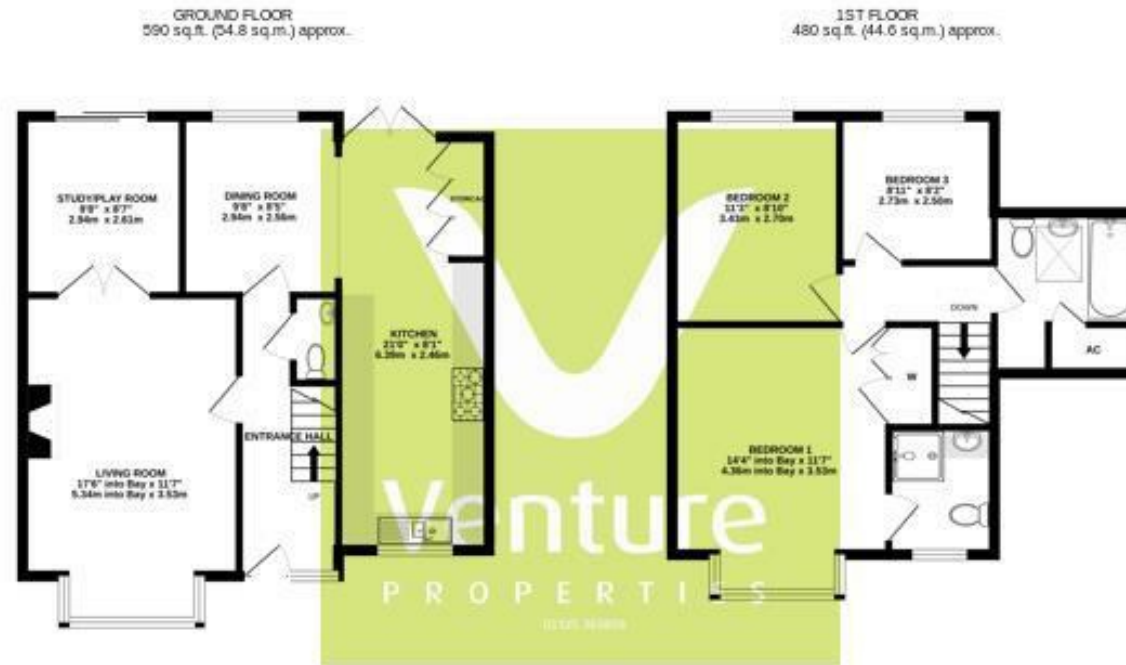
BT

Sky

Virgin

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Blueprints (2022)



Property Information

01325 363858

45 Duke Street, Darlington, County Durham, DL3 7SD
sales@venturepropertiesuk.com