



St. Georges Gate

Darlington DL2 1FD

£285,000





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St. Georges Gate

Darlington DL2 1FD



- Three Bedroom Property
- Garage & Off Street Parking
- EPC Rating D

- Corner Plot
- The Perfect Family Home

- Popular Middleton St. George Location
- Council Tax Band D

Located in the popular St. Georges Gate, Middleton St. George, Darlington, this beautifully presented detached house is a true gem. Boasting three spacious bedrooms and two well-appointed bathrooms, this property offers ample space for families or those seeking a comfortable home.

As you enter, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings in. The heart of the home is undoubtedly the modern kitchen, which has been thoughtfully replaced to meet contemporary standards. It seamlessly flows into a delightful garden room at the rear, providing a bright and airy space that overlooks the well-maintained gardens.

The property also features an en-suite bathroom, ensuring privacy and convenience for the main bedroom, alongside a family bathroom that caters to the needs of the household. With parking available for two vehicles and a garage, practicality is at the forefront of this home.

The gardens are a standout feature, offering a serene outdoor space for relaxation or play. With no onward chain, this property is ready for you to move in and make it your own. This stunning detached house is a must-see for anyone looking to settle in a peaceful yet accessible location. Don't miss the opportunity to view this exceptional home.

Entrance Hall

Composite door to front and staircase to first floor landing with understairs storage, kamdean flooring and radiator.

Ground Floor Cloakroom

With a low level w.c. and wash hand basin (replaced 2022) and a Upvc double glazed window to the front, kamdean flooring.

Lounge

13'2 x 12'7 (4.01m x 3.84m)
Upvc double glazed bay window to front and double doors to kitchen/dining room.

Kitchen/Diner

22'5 x 10' (6.83m x 3.05m)
Window to rear and doors to garden room. The kitchen was replaced in 2024 with a neutral tone range of wall, base and drawer units, one and a half composite sink unit with mixer taps, integrated appliances and a five ring gas hob with oven and extractor. Space for table and chairs in the dining area and part panelled walls with radiator and kamdean flooring.

Garden Room

14' x 12'5 (4.27m x 3.78m)
Door to side leading to garden. A stunning garden room with feature window enjoying the views onto the rear garden and kamdean flooring.

First Floor Landing

With storage cupboard and window to side.

Bedroom One

10'5 x 10'4 (3.18m x 3.15m)
Upvc double glazed window to front and access to the en-suite, built in wardrobe and radiator.

En-Suite

Window to side. Refitted by the current owners with a shower cubicle, low level w.c. and wash hand basin within vanity unit, fully tiled walls and flooring and heated towel rail.

Bedroom Two

10'11 x 7'9 (3.33m x 2.36m)
Upvc double glazed window to rear and radiator.

Bedroom Three

8'10 x 7'2 (2.69m x 2.18m)
Upvc double glazed window to rear and radiator.

Bathroom

Upvc double glazed window to rear. Refitted with a stylish white suite comprising panelled bath with mixer taps, low level w.c. and wash hand basin within vanity unit, LED mirror, fully tiled walls and floor, ceiling spotlights and heated towel rail.

Externally

There is off street parking for two vehicles to the front and a lawned area. The rear garden is not overlooked and has been well planned and maintained, mainly laid to lawn with patio area, flower beds, outside water supply and pedestrian access into the single garage.

Tenure

Freehold

Property Details

Local Authority: Darlington
Council Tax Band: D
Annual Price: £2,494
Conservation Area No
Flood Risk Very low
Floor Area 0 ft 2 / 0 m 2
Plot size 0.07 acres
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps
Satellite / Fibre TV Availability

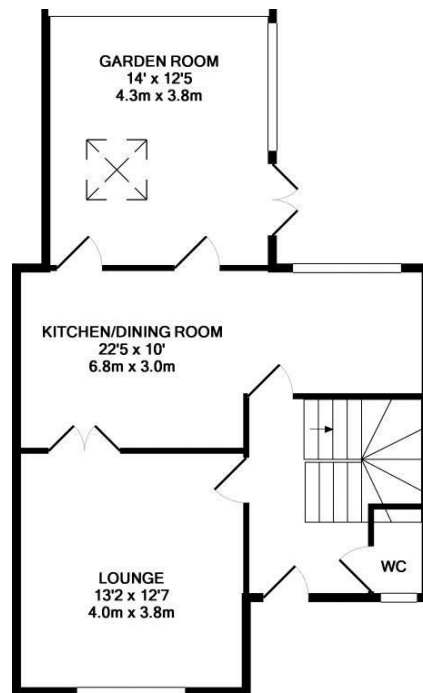
BT
Sky

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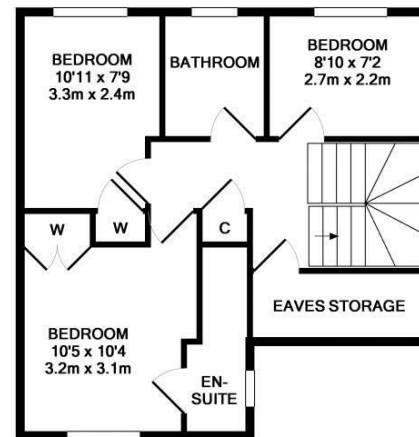
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Garage

With power and light and utility area.

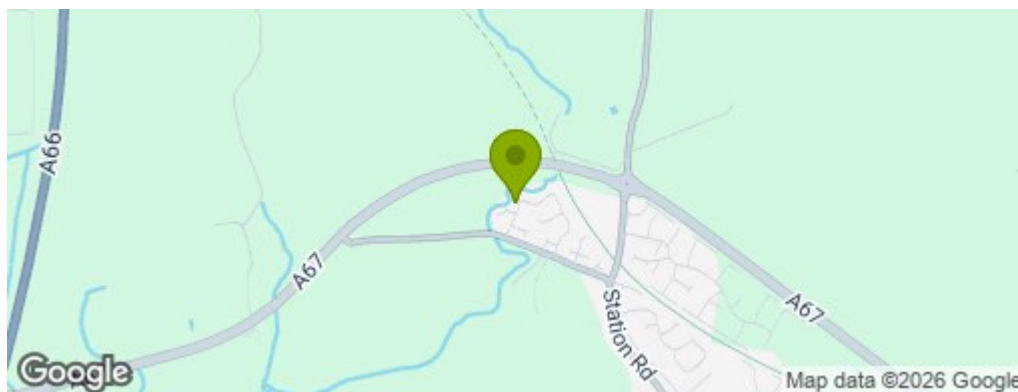


GROUND FLOOR
APPROX. FLOOR
AREA 643 SQ.FT.
(59.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1112 SQ.FT. (103.3 SQ.M.)
Not to scale-for general guidance only.
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Property Information

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