



## **52 Woodlands Green, Darlington Offers In The Region Of £165,000**

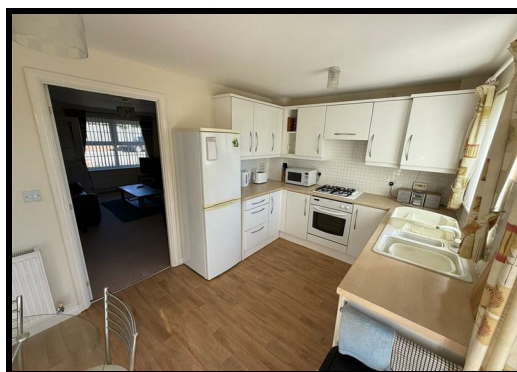
Situated on Woodlands Green within the charming Village of Middleton St. George, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The house boasts a welcoming atmosphere, enhanced by its thoughtful layout that maximises both light and space. The living areas are designed for relaxation and socialising, making it a wonderful place to entertain friends and family. The kitchen is functional and provides ample room for culinary creativity, while the adjoining dining area is perfect for family meals or gatherings.

Outside, the property features a manageable garden, providing a lovely outdoor space for children to play or for you to enjoy a quiet moment in the fresh air. The semi-detached nature of the house ensures a sense of privacy while still being part of a friendly community.

Located in Middleton St. George, you will benefit from a peaceful residential environment, yet remain conveniently close to local amenities, schools, and transport links. This area is well-regarded for its community spirit and accessibility, making it an excellent choice for those looking to settle in a welcoming neighbourhood.

In summary, this three-bedroom semi-detached house in Woodlands Green presents a wonderful opportunity for comfortable living in a desirable location. Whether you are a first-time buyer or looking to upsize, this property is well worth your consideration.





# 52 Woodlands Green, Darlington

## General Remarks

A fantastic opportunity has arisen to acquire a beautifully presented three bedroom semi detached residence occupying a most pleasing position on Woodlands Green within the highly desirable village of Middleton St George.

Gas fired central heating

Double glazed windows throughout

Council Tax Band C

We recommend viewings at the earliest opportunity to avoid disappointment

## Location

Middleton St George is a popular Village, and offers a host of amenities including a primary school, general dealers, doctor's surgery, hairdressers, a public house and a number of other facilities. The Village runs down to the banks of the River Tees, where it joins Middleton One Row. Darlington lies three miles to the west and the Georgian market town of Yarm lies four miles to the east. The property is well placed for travel to the business and commercial centres throughout the region via the A1M and the A66. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours and Teesside airport is in extremely close proximity.

## Entrance Hallway

The property is entered through a composite door leading into the entrance hallway. The hallway is warmed by a central heating radiator and is tastefully decorated in neutral tones.

## Cloakroom

The cloakroom has vinyl flooring, a UPVC double glazed window and is fitted with a modern suite comprising of a wash handbasin and a low level WC.

## Living Room

15'9" x 13'5"

The living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and a feature electric fire.

## Kitchen / Dining Room

8'9" x 13'5"

The kitchen / dining room is situated to the rear elevation of the property. The most modern and contemporary kitchen is fitted with a comprehensive range of wall, floor and drawer units with

contrasting worktops incorporating a composite sink and drainer. The kitchen benefits from vinyl flooring, an integrated electric oven with a gas hob and overhead extractor hood, and a UPVC double glazed window. The dining area benefits from vinyl flooring and UPVC double glazed French doors which lead out to the rear garden.

## First Floor Landing

A staircase leads to the first floor landing. There is also access via a step ladder to a boarded loft, providing additional storage.

## Bedroom One

8'7" x 10'4"

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from two UPVC double glazed windows overlooking the front elevation of the property and built in wardrobes providing useful storage.

## Bedroom Two

10'5" x 7'5"

With pleasant views overlooking the rear garden a further double bedroom warmed by a central heating radiator, decorated in neutral tones and benefiting from a UPVC double glazed window and built in wardrobes providing useful storage.

## Bedroom Three

7'1" x 5'10"

With a UPVC double glazed window overlooking the rear elevation of the property a further bedroom warmed by a central heating radiator and tastefully decorated in neutral tones.

## Bathroom

5'2" x 7'4"

The bathroom has vinyl flooring, partially tiled walls, a UPVC double glazed window and is fitted with a suite comprising of a panelled bath with over head shower, a wash hand basin and a low level WC

## Externally

Externally to the front of the property there is a driveway providing off road car parking and a garden which is laid to lawn. To the rear of the property there is an immaculately presented garden which is laid to lawn and complimented with a variety of mature plants and shrubs. There is also a patio area which is ideal for outdoor entertaining.

