



## Harpers Terrace, Middleton-St-George, Darlington, DL2 1JR

Offered for sale with the benefit of NO ONWARD CHAIN, this well-presented two bedroom semi-detached property is situated in the popular village of Middleton St George and would make an ideal first purchase or investment opportunity.

Conveniently located for excellent transport links including the A66, Dinsdale Train Station and Teesside International Airport, the property offers spacious accommodation with some recently fitted flooring throughout.

Accommodation is gas centrally heated via a combi boiler and the ground floor comprises an entrance porch leading into a comfortable lounge with period style fireplace, separate dining room, modern refitted Shaker style kitchen with integrated oven and hob, and a ground floor bathroom fitted with a modern white suite and shower over the bath.

To the first floor are two generous double bedrooms, with the main bedroom benefiting from a bay window.

Externally, the property features a low maintenance gravelled garden to the front and an enclosed rear yard.

Early viewing is recommended to appreciate the accommodation on offer.

**Offers In The Region Of £129,950**



Harpers Terrace, Middleton-St-George, Darlington, DL2 1JR

PORCH

LOUNGE

14'8" x 12'8" (4.47m x 3.86m)

KITCHEN

11'2" x 10'9" (3.40m x 3.28m)

DINING ROOM

10' x 8'1" (3.05m x 2.46m)

BATHROOM

8'1" x 5' (2.46m x 1.52m)

LANDING

BEDROOM ONE

14'8" x 13' (4.47m x 3.96m)

BEDROOM TWO

10'2" x 8'4" (3.10m x 2.54m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



## Floor Plan

Approx Gross Internal Area  
78 sq m / 844 sq ft



**Ground Floor**  
Approx 47 sq m / 508 sq ft

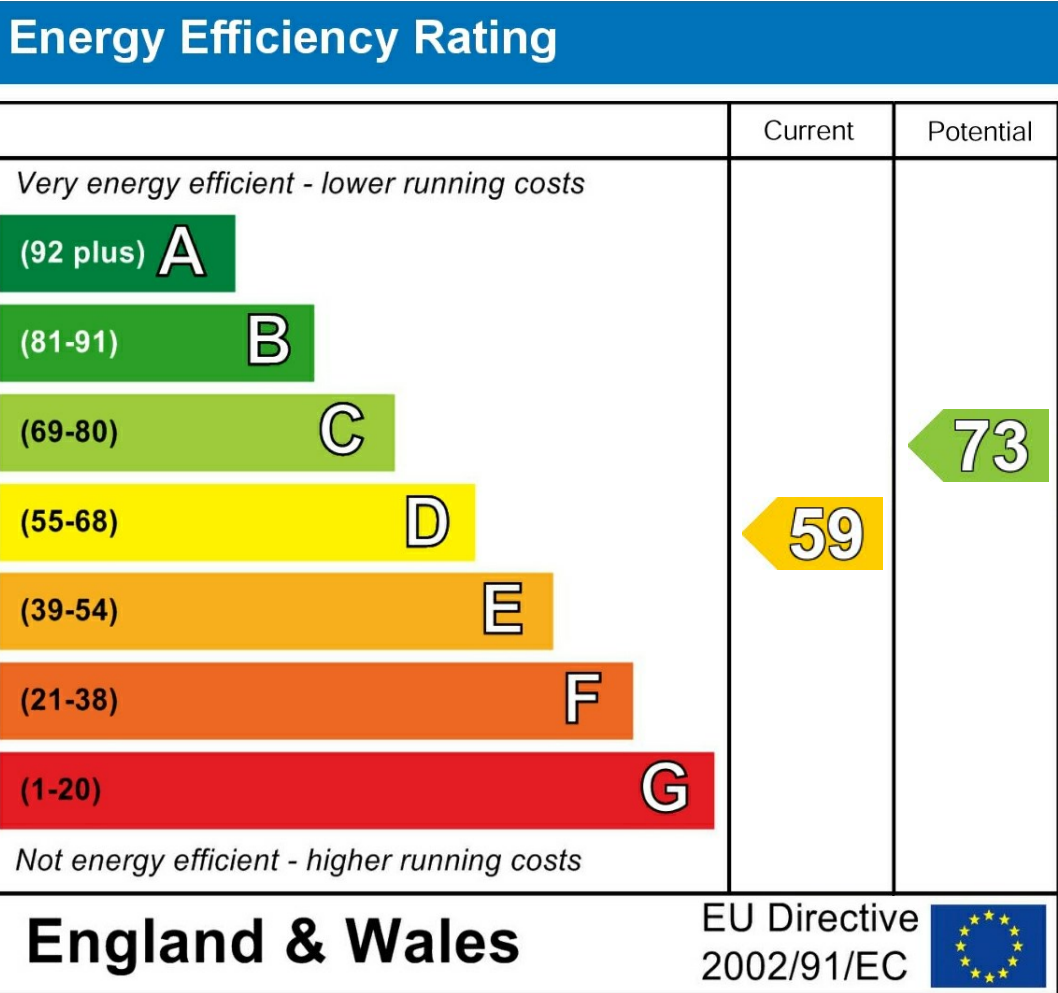
**First Floor**  
Approx 31 sq m / 336 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Map



EPC graph



VIEWING  
Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.