

**Killinghall Row, Middleton St. George, DL2 1ER**
**2 Bed - House - Mid Terrace**
**O.I.R.O £95,000**

**Council Tax Band: A**
**EPC Rating: E**
**Tenure: Freehold**

SMITH & FRIENDS
ESTATE AGENTS

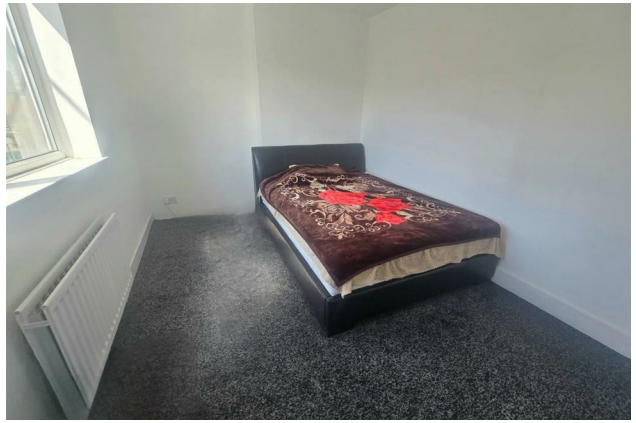








# Killinghall Row, Middleton St. George, DL2 1ER





*** IDEAL FOR FIRST TIME BUYER OR INVESTOR ***
*** NO CHAIN SALE ***

An ideal opportunity to purchase this two bed terraced property which would make a fantastic first home or investment opportunity. Located in the sought after village of Middleton St George. Within easy reach of local amenities, excellent school catchment area as well as good transport links to the A66, and A1M.

The property briefly comprises of; Entrance Hall, Living Room, Kitchen and a Downstairs Family Bathroom.
The First floor provides a Landing, Double Bedroom to the front and a Single Bedroom to the rear.

Externally there is a enclosed rear courtyard.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.

**GROUND FLOOR**

**Entrance Porch**
3'6" x 3'6" (1.09m x 1.08m)

**Living Room**
15'5" x 14'5" (4.71m x 4.40m)

**Kitchen**
6'7" x 12'9" (2.01m x 3.89m)

**Downstairs Bathroom**
6'7" x 5'9" (2.01m x 1.77m)

**FIRST FLOOR**

**Landing**
5'6" x 2'11" (1.68m x 0.91m)

**Bedroom 1**
9'6" x 13'6" (2.92m x 4.13m)

**Bedroom 2**
5'5" x 11'4" (1.66m x 3.46m)







Approximate total area(1)

632 ft²

58.8 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

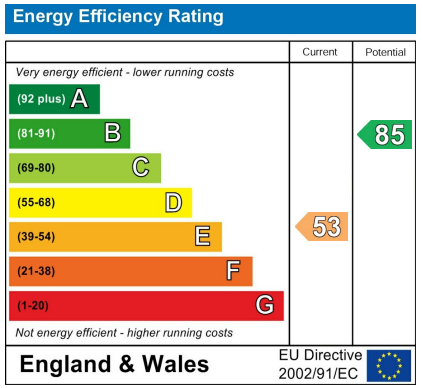
Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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