



Nestled in the charming village of Middleton St. George, Darlington, this modern semi-detached house on Page Drive offers a truly impressive living experience. Boasting a well appointed living room three bedrooms, and two bathrooms, this stylish home is part of a small exclusive development, perfect for those seeking a peaceful and picturesque setting.

As you step inside, you'll be greeted by a welcoming hallway, beautifully fitted kitchen complete with appliances, ideal for whipping up delicious meals for family and friends. The property's modern design and attention to detail make it a standout choice for anyone looking for a contemporary yet cosy abode.

One of the highlights of this home is the en-suite shower room/WC off the master bedroom, providing a touch of luxury and convenience, also having a main house bathroom/WC. Whether you're enjoying a relaxing soak in the tub or getting ready for the day ahead, a private sanctuary within your own home.

Located in a sought-after village location, with a perfect West facing rear garden, where all your family and friends can enjoy the summer sunshine, is mainly laid to lawn with patio area. This property offers a seamless blend of tranquility and style.

With its modern amenities, stylish interiors, and idyllic surroundings, this impressive home on Page Drive is sure to capture the hearts of those looking for a special place to call their own.





- IMPRESSIVE,STYLISH PROPERTY
- EXCLUSIVE,SMALL DEVELOPMENT
- EASY ACCESS TO THE MARKET TOWNS OF DARLINGTON & YARM
- DRIVEWAY,ALLOWING PRIVATE PARKING
- FITTED KITCHEN WITH INTEGRATED QUALITY APPLIANCES.
- PICTURESQUE VILLAGE LOCATION
- CUL-DE-SAC LOCATION
- INTERNAL VIEWING WILL IMPRESS THE DISCERNING BUYER
- EN-SUITE OFF MASTER BEDROOM
- WEST FACING REAR GARDEN

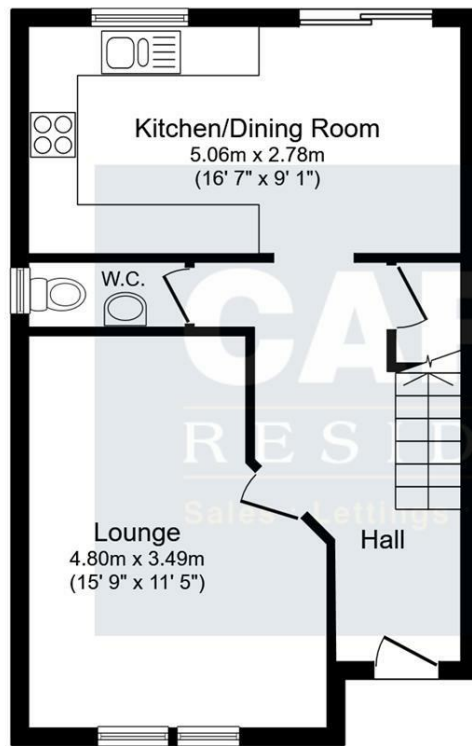
GENERAL INFORMATION:

Tenure: Freehold

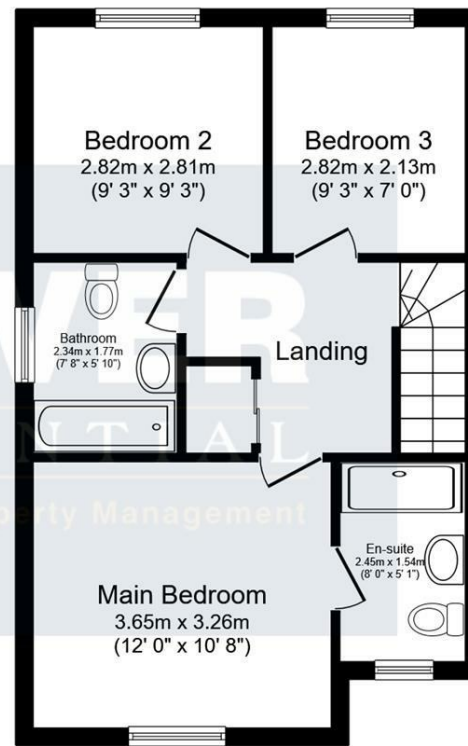
Services: Gas central heating, mains electric, water and drainage.

Double glazing, also having a Green Levy Annual charge of aprox £88.00.

Local Authority: Darlington Borough Council (Tax Banding C)



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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