

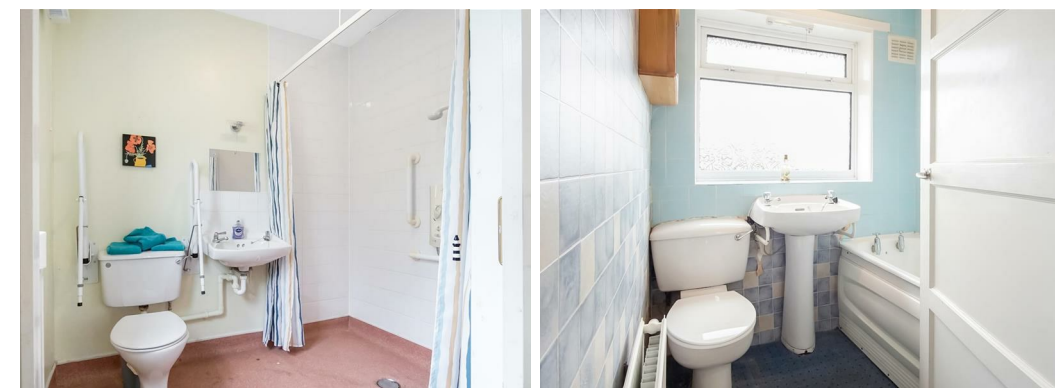


A unique property having been extended and located in the popular village of Middleton St. George, this house is situated on Pounteys Close offers a delightful blend of space and comfort. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra room for guests. The ground floor features a welcoming reception room, living room and fitted kitchen/diner, perfect for relaxation or entertaining.

One of the standout features of this home is its thoughtful extension, which has created an additional bedroom and a convenient wet room/ with WC. This extension not only enhances the living space but also provides easy access via a ramp to the rear, ensuring that the property is accessible for all.

The first floor houses three bedrooms and family bathroom. The corner-sited gardens are a true highlight offering lovely views over the adjoining fields, making it a perfect spot for outdoor relaxation or family gatherings. Offered for sale with no onward chain, and useful garden shed.





- THREE BEDROOMED PROPERTY
- WELCOMING HALLWAY
- CORNER SITED GARDENS
- SUITED TO A VARIETY OF BUYERS.

- EXTENDED TO PROVIDE AN ADDITIONAL BEDROOM AND WET ROOM ACCESSIBLE VIA A RAMP TO THE REAR.
- TWO RECEPTION ROOMS
- STUNNING VIEWS OVER THE ADJOINING FIELDS TO THE REAR.
- EASY ACCESS TO AMENITIES WITHIN THE VILLAGE

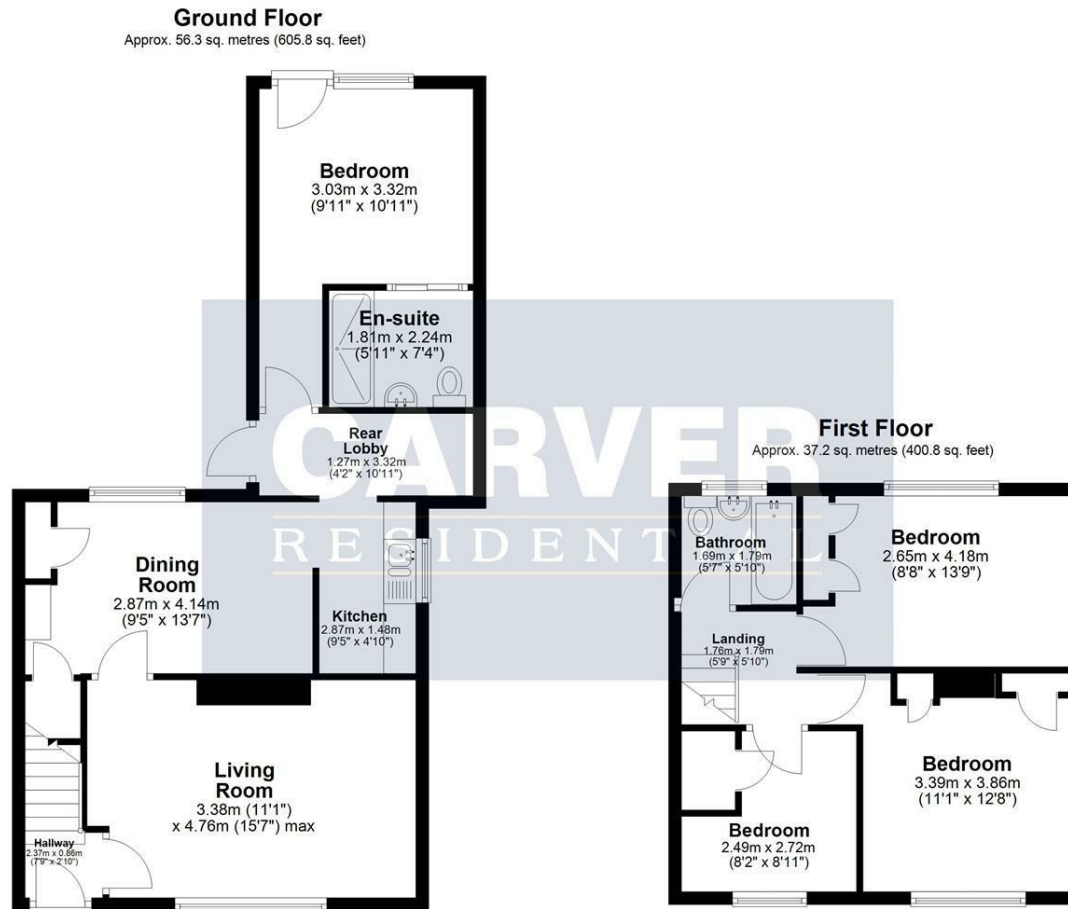
GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Darlington Borough Council (Tax Banding B)



Total area: approx. 93.5 sq. metres (1006.6 sq. feet)
17 Pounteys Close, Middleton St George

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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MAB 6202



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