



Nestled in the charming village of Middleton One Row, Darlington, this semi-detached house presents a unique opportunity for those looking to create their dream home. Situated in a popular and picturesque cul-de-sac, the property boasts a fabulous corner plot, offering ample outdoor space and an extensive driveway for off-road parking.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious living and dining room, perfect for family gatherings or entertaining guests. The kitchen, while in need of refurbishment, provides a blank canvas for you to design a culinary space that suits your lifestyle, also having a handy utility and a ground floor cloaks/wc.

The first floor features three generously sized bedrooms, each offering potential for personalisation and comfort. A well-appointed bathroom completes this level, making it ideal for family living.

The large corner gardens surrounding the property provide a wonderful outdoor retreat, perfect for enjoying the fresh air or hosting summer barbecues. With the need for total refurbishment, this house is an exciting project for those with a vision to transform it into a modern family home.

This property is not just a house; it is a chance to invest in a delightful community and create a space that reflects your personal style. With its prime location and potential for enhancement, this semi-detached home is a rare find in the heart of Middleton One Row.





- No onward chain
- Competitively priced to reflect improvement works
- Popular picturesque village well placed for countryside walks
- Corner sited gardens
- Property requires refurbishment
- Fabulous corner plot
- Quiet cul-de-sac location
- Large driveway with privacy gates
- Rare opportunity

GENERAL INFORMATION

Tenure: Freehold

Services: Mains electric, water and drainage.

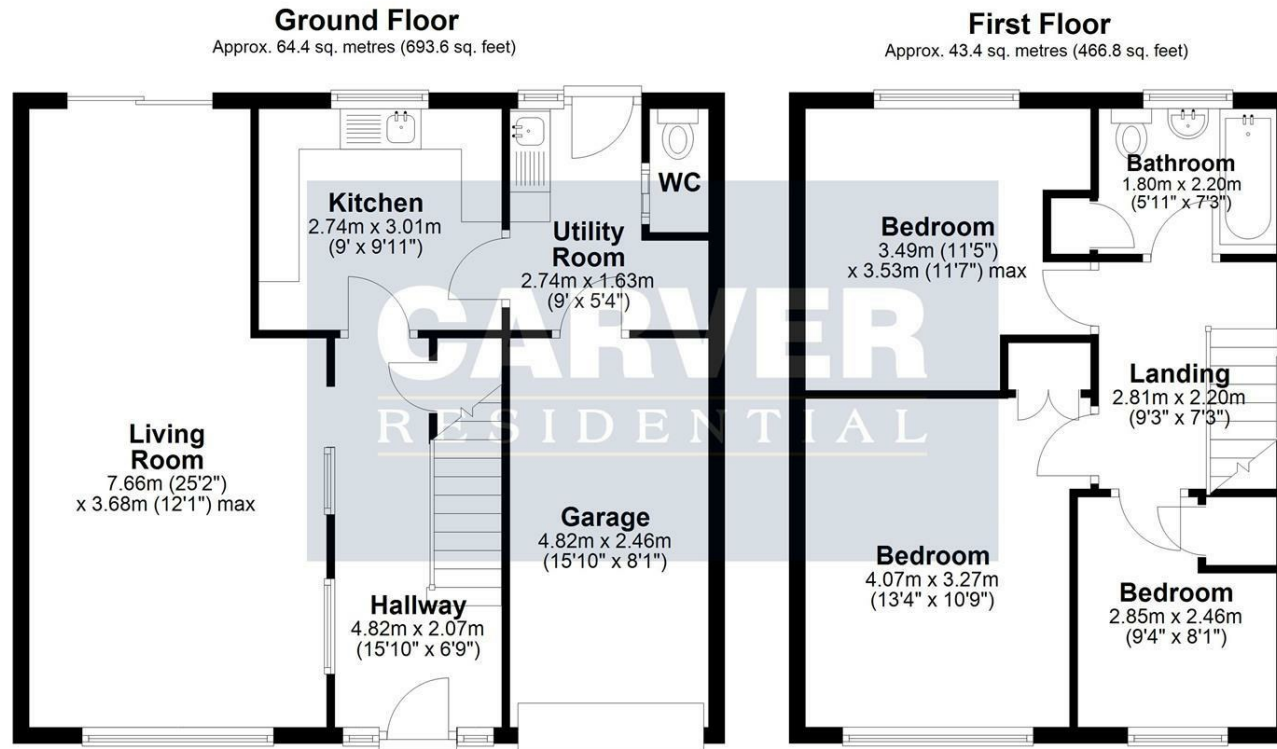
Double glazing

Buyers: Please note that none of the services have been or will be checked.

Local Authority: Darlington Borough Council (Tax Banding C)

Buyers Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		
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
	Current	Potential
		83
	56	

Total area: approx. 107.8 sq. metres (1160.4 sq. feet)
22 The Oaklands, Middleton One Row

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