



Miller Homes Property located in a private part of this desirable Estate. Close to Darlington Town Centre and A66. The accommodation comprises entrance hall, lounge, cloakroom/WC and modern fitted breakfast kitchen. To the first floor are three double bedrooms, family bathroom and ensuite shower room. Outside there is off street parking and a integral garage with spacious gardens to the rear.

Council Tax Band B. Freehold basis. EPC Rating: B

Please contact Smith & Friends Estate Agents - Darlington to arrange a viewing.

**Hawker Grove, Middleton St. George, DL2 1TN**

**3 Bedroom - House - Detached**

**Asking Price £240,000**

**EPC Rating: B**

**Tenure: Freehold**

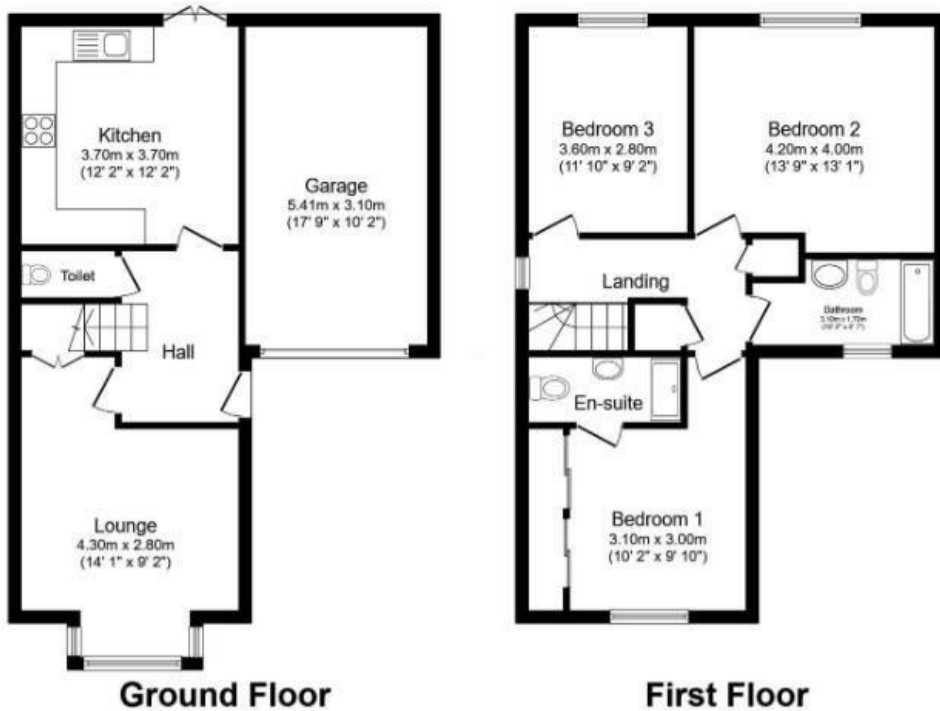
**Council Tax Band: D**



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FRIENDS**  
ESTATE AGENTS



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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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	