



**Goosepool Way, Middleton St. George,
Darlington, DL2 1RA
4 Bed - House
£355,000**

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



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STUNNING AND TASTEFULLY UPGRADED 4 BEDROOM DETACHED FAMILY HOME - IDEAL FOR GROWING FAMILIES, NOT TO BE MISSED, SPACIOUS ACCOMMODATION, GENEROUS CORNER PLOT

Entrance hallway, Cloakroom WC, lounge, modern fitted kitchen diner with integrated appliances, and useful utility. to the first floor there are 4 good size bedrooms (master with ensuite) and family bathroom.

Great size, well presented rear garden with patio area, garage to the rear with driveway providing ample off street parking, popular development, close to numerous local amenities including shops, schools and transport links.









Ground Floor



Floor 1

Approximate total area⁽¹⁾

1337 ft²

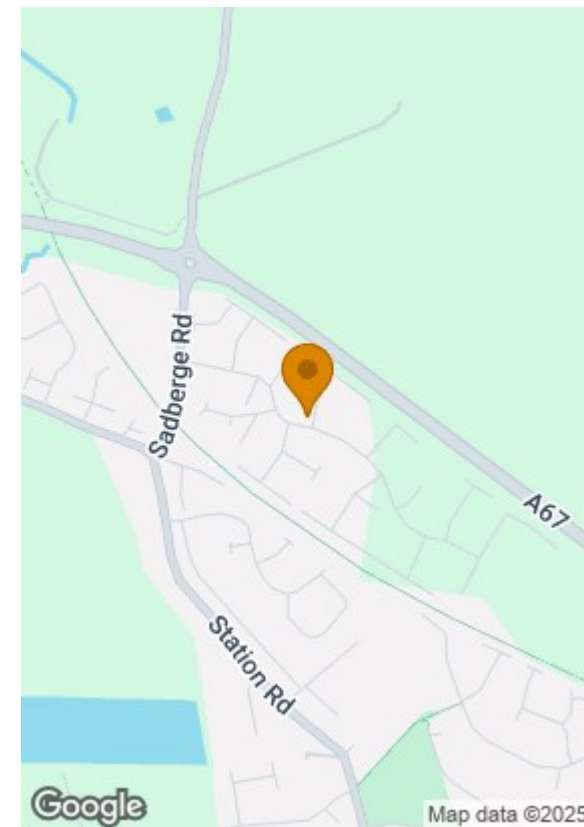
124.2 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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	

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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