The Front, Middleton One Row, DL2 1AS
6 Bed - House - Terraced
£450,000
Located in this desirable village to the outskirts of Middleton St. George a five/six bedroom Victorian family home which stands on a slightly elevated site and has a panoramic view to the front overlooking the Tees Valley. The property, which is currently two flats, would provide substantial and spacious accommodation to suit the needs of a family. It occupies a site including a large and private rear garden which has been beautifully stocked with a variety of trees, bushes and has a vegetable plot. The site is large enough for development subject to obtaining the necessary planning permission. To the rear of the property there is also a large double detached garage together with greenhouse and potting shed/storage facilities.

The property itself benefits from gas central heating via radiators together with sealed unit double glazing. The house is light and airy as the front elevation is South facing. In its’ current arrangement a potential buyer could quite easily live in one of the flats and gain a valuable source of rental income by letting out the remaining flat. This could generate a rental value of around £800 per calendar month.

Middleton One Row has become synonymous with quality housing in what is a picturesque location. The village boasts an excellent hotel/public house in ‘The Devonport Hotel’ and other amenities can be found within Middleton St. George which is a 10 - 15 minute walk. Further amenities can be found in Darlington and to the outskirts.

In brief the accommodation comprises: hall, lounge, dining room, kitchen/breakfast room, two bedrooms, master with en-suite, family bathroom/w.c. To the first floor landing there is a lounge, dining room, kitchen, two further bedrooms and bathroom/w.c. To the second floor there are two further bedrooms and a bathroom/w.c. To the exterior there is a forecourt at the front, yard to rear and private rear garden including a double garage.

GROUND FLOOR APARTMENT

ENTRANCE HALL
With a central heating radiator.

LOUNGE
15'4x16'5 (4.67mx5.00m)
Situated to the front with a double glazed bay window, double and a single central heating radiator and a tiled fireplace.

DINING ROOM
11'12" (3.55mx3.71m)
Situated to the rear with a central heating radiator, double glazed window and picture rail.

INNER HALL
With a gas boiler (providing central heating and domestic hot water).

KITCHEN
6'7x14'6 (2.01mx4.42m)
Situated to rear with a double glazed window, central heating radiator, a good range of wall and floor units with laminate top work surfaces, fluorescent light, electric and gas cooker points, stainless steel sink unit, plumbing for an automatic washer and access door to the fire escape.

BEDROOM ONE
14'1x14' (4.27mx4.37m)
Situated to the front with a double glazed bay window, two central heating radiators, corniced ceiling and picture rail.

BEDROOM TWO
7'6x17" (2.29mx5.18m)
Situated to the rear with a double glazed window, corniced ceiling and central heating radiator.

BATHROOM/W.C.
Combined with a coloured suite comprising panelled bath, pedestal wash hand basin and low level w.c., central heating radiator, double glazed window, part tiled walls, shower attachment and screen.

SECOND FLOOR

BEDROOM THREE
11'11" plus bay (3.55mx3.55m plus bay)
Situated to the rear with a central heating radiator, double glazed dormer window and under eaves storage.

EN-SUITE BATHROOM/W.C.
With coloured suite comprising panelled bath, wash hand basin and low level w.c., electric shower and screen and walk-in under eaves storage.

BEDROOM FOUR
11'6x8" (3.51mx2.44m)
Situated to the front with a central heating radiator and double glazed dormer window.

EXTERNALLY
The property has a small garden forecourt to the front. There are two enclosed yards to the rear. Across a small lane there is a large detached double garage with up and over door, light and power. There are steps leading up to a private and large rear garden which has beautifully stocked with a variety of bushes, plants and trees. Including four Apple trees, Plum and a Pear tree. There are also brick built outbuildings including a potting shed and storage facility. Waterproof outside power socket.

N.B. The current arrangement of two flats includes a leasehold 999 year peppercorn lease for the ground floor.