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NICK & GORDON
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RESIDENTIAL



**3 RIVER BANKS, DINSDALE PARK, MIDDLETON
ST GEORGE, DARLINGTON, DL2 1UB**

Offers in the region of £290,000

NO ONWARD CHAIN



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3 River Banks is an attractive four bedroomed house, pleasantly positioned at the end of a long tree lined driveway which dissects Dinsdale Spa Golf Course. The property forms one of four similar style houses, all of which command magnificent south facing views to the rear from an elevated position across the upper banks of the River Tees, towards distant countryside and the Cleveland Hills. The property has been well cared for and features attractive oak flooring to the living room, dining area and entrance hall. There is a double width conservatory which overlooks the rear gardens. The kitchen has been fitted with handmade oak units with granite and beech work surfaces. There are three double bedrooms, a single bedroom and two bathrooms over two floors, with the upper floor including the master bedroom and en-suite with a jacuzzi bath and fully tiled steam room. Situated in a delightful woodland setting, within walking distance of Dinsdale Spa Golf Course and numerous countryside walks.

GENERAL REMARKS

Gas Central Heating to Radiators
Sealed Unit Double Glazing
Security Alarm System
Darlington Borough Council Tax - Band E

ENTRANCE HALL

Solid timber entrance door with coloured glass light opens to entrance hall with oak floor, staircase to first floor accommodation, understairs storage cupboard, separate cloaks cupboard, stripped pine wood internal doors, ceiling downlights.

LIVING/DINING ROOM 6.97m x 3.96m (22'10" x 13'0")

A pleasant room with two sets of bi-folding glazed doors opening into the conservatory, a central chimney breast incorporating a multi-fuel stove, exposed oak flooring, coving.



CONSERVATORY 6.95m x 3.3m reducing to 2.36m (22'10" x 10'10" reducing to 7'9")

A large conservatory extending the full width of the building commanding magnificent views to the south across the rear gardens, ceramic tiled floor, wall mounted contemporary style gas fire, two cast iron radiators, double doors opening to a raised timber decked sitting area.



KITCHEN 2.8m x 2.77m (9'2" x 9'1")

Fitted with an impressive range of handmade floor and wall mounted oak units with solid beech and granite work surfaces, Belfast sink with mixer tap, plumbing and space for washing machine and a stainless steel Stoves electric double oven with four ring gas hob and matching stainless steel extractor canopy. Wall mounted Worcester gas fired central heating boiler supplying domestic hot water and radiators, ceiling downlights, space for an American style fridge freezer, fitted plate rack and wine rack, under unit lighting, attractive coloured tiled backsplash, window providing view to the front garden.



FIRST FLOOR LANDING

Window to the front, stripped internal pine wood doors, one of which opens to a staircase which provides access to the attic bedroom.

BEDROOM TWO 3.52m x 3.97m (11'7" x 13'0")

Double bedroom overlooking the rear gardens with coving and chimney breast.



BEDROOM THREE 3.97m x 3.3m (13'0" x 10'10")

Double bedroom overlooking the rear gardens with coving.



BEDROOM FOUR 2.8m x 2.8m max including staircase (9'2" x 9'2" max including staircase)

A L shaped room, part of which is under the staircase, window to the front, coving.

SHOWER ROOM/WC 2.5m x 1.69m (8'2" x 5'7")

Double sized tiled cubicle with shower unit, low flush WC, wash basin, ceramic tiled walls which incorporate two display recessed with lighting, ceramic tiled floor, wall mounted heated towel rail, coving, window to the front.



SECOND FLOOR

BEDROOM ONE 4.5m x 3.5m (14'9" x 11'6")

A double bedroom situated in the roof space with a Velux roof window, two sets of built-in wardrobes.



EN-SUITE BATH/SHOWER ROOM

An excellent facility comprising a white coloured suite with panelled jacuzzi bath, low flush WC, pedestal wash hand basin, ceramic tiled floor, tiled splashback, glazed door opening into:-



STEAM/SHOWER ROOM

A large tiled steam room/shower room, Velux window to the rear.

EXTERNALLY: FRONT GARDEN

An attractive lawned front garden with a central footpath leading to the front door with flower borders to either side, parking for two motorcars.





REAR GARDEN

Enjoying a pleasant southerly aspect with a timber decked area adjoining the conservatory. The rest of the garden is predominantly laid to lawn with surrounding well stocked herbaceous borders. The garden commands magnificent elevated views across the wooded banks of the River Tees toward countryside and the Cleveland Hills. A pedestrian gate provides access to another large lawned area.



GARAGE 5.8m x 2.8m (19'0" x 9'2")

Situated in a nearby block of 2, a single garage with up and over door, power supply and lighting. Beyond the garage lies the second lawned garden.

Viewings

For further information and viewings please contact Darlington office on 01325 357807.

Darlington Office Opening hours

Monday - Friday 9.00am - 5.00pm

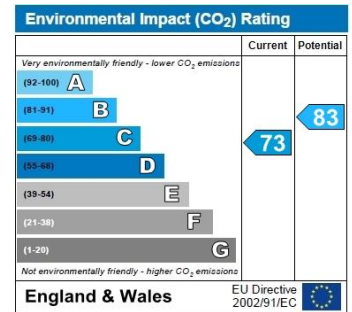
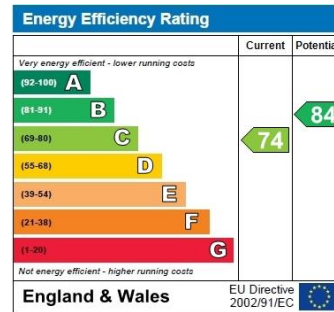
Saturday 9.00am - 2.00pm

Sunday 10.00am - 1.00pm

These hours are subject to change during the Christmas and Easter periods

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