



The RIPON is a three bed semi detached property with two parking spaces. The property benefits from Hive heating control and a security system. It has a front aspect kitchen/dining area with the lounge situated to the rear with patio doors leading to the garden. The ground floor also has a cloakroom and storage cupboard.

To the first floor the Ripon offers a master bedroom with fitted wardrobes and en-suite bathroom. There are two further bedrooms and the main bathroom. The bathrooms feature Porcelanosa tiling, white towel rails and brassware by Hansgrohe.

Middleton St. George is a delightful little village in the borough of Darlington. It offers the best of both worlds to residents looking to live in a quiet, secluded area, but still provides easy access to the hustle and bustle of nearby Darlington.

The village is served by a couple of local convenience stores, veterinary surgery, pet shop, doctor's surgery, dental surgery, private day nursery, pharmacy, hairdressers, pubs and takeaways.

Just 5 miles away, the large market town of Darlington offers a much greater shopping experience. The compact, pedestrianised town centre offers some high street names, plus a large selection of designer and independent shops, quality markets, pubs, cafés and restaurants.

Lancaster Park, St. Georges Way, DL2 1PD
3 Bed - House - Semi-Detached
£164,995

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ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

15'6x11'4 (4.72mx3.45m)

KITCHEN/DINER

12'1x8'2 (3.68mx2.49m)

FIRST FLOOR LANDING

MASTER BEDROOM

9'9x8'9 (2.97mx2.67m)

EN-SUITE

7'x5'4 (2.13mx1.63m)

BEDROOM TWO

9'3x8'2 (2.82mx2.49m)

BEDROOM THREE

7'8x6' (2.34mx1.83m)

BATHROOM

6'2x6'1 (1.88mx1.85m)



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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| A | A | A | A |
| B | B | B | B |
| C | C | C | C |
| D | D | D | D |
| E | E | E | E |
| F | F | F | F |
| G | G | G | G |

Not energy efficient - higher running costs
EU Directive 2002/91/EC
England & Wales

Not environmentally friendly - higher CO₂ emissions
EU Directive 2002/91/EC
England & Wales

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.