



**45 Archer Road, Middleton One Row, Darlington, County Durham,  
DL2 1BB**

**Offers In The Region Of £225,000**

*Ann Cordey*  
ESTATE AGENTS



## 45 Archer Road, Middleton One Row, Darlington, County Durham, DL2 1BB

A THREE bed detached bungalow of original design, situated within the popular village of Middleton One Row. The property sits within a PRIVATE PLOT which is screened from the road by established hedging and offers well proportioned accommodation, boasting separate dining room, conservatory, good sized kitchen and three bedrooms. Externally, the gardens are easily managed and there is a single garage, car port and ample parking for several vehicles. The property is available with no onward chain and in our opinion, would make an ideal home for a range of buyers, such as those looking for a substantial bungalow or families looking for a good sized home with access to excellent local schooling.

Warmed by gas central heating and fully double glazed throughout, the property would benefit from some updating, but overall, is in ready to move into order.

### RECEPTION HALLWAY

With laminate flooring, a small cupboard housing a meter and there is access to the loft.

### LOUNGE

**16'09 x 11'01 (5.11m x 3.38m)**

A well proportioned reception room, flooded with light via the leaded bay window which overlooks the front aspect. An oak fire surround with electric fire makes a nice feature and adds a warm glow to the room. Open access to the dining area.

### DINING AREA

**10'10 x 9'08 (3.30m x 2.95m)**

With a upvc leaded window overlooking the rear aspect and laminate flooring. There is one sliding patio door to the side which leads to the conservatory and a useful serving hatch accessing the kitchen.

### CONSERVATORY

**9'00 x 8'03 (2.74m x 2.51m)**

Upvc framed with tiled floor enjoying views of the lawned garden to the side and there is a single door that leads out to the rear patio.

### KITCHEN

**10'00 x 10'07 (3.05m x 3.23m)**

Good sized kitchen fitted with an ample range of wall, floor and drawer cabinets with melamine work surfaces. There is a stainless steel sink unit, plumbing for an automatic washing machine and a Hygena deluxe oven. With a upvc leaded window to the rear aspect and door. The Worcester central heating boiler is wall mounted and situated here. The gas meter is housed below the sink.

### BEDROOM ONE

**12'04 x 9'10 (3.76m x 3.00m)**

The principle bedroom is to the rear aspect and has been fitted with sliding mirrored wardrobes.

### BEDROOM TWO

**8'02 x 11'00 (2.49m x 3.35m)**

A further double bedroom overlooking the front aspect, also having sliding mirrored wardrobes.

### BEDROOM THREE

**8'06 x 7'10 (2.59m x 2.39m)**

A good sized single bedroom again overlooking the front aspect.



## BATHROOM/WC

Fitted with a white suite to include double ended bath with Triton electric shower. In addition there is a low level WC and handbasin. The room has been finished with ceramic tiled surrounds and there is a built in storage/airing cupboard.

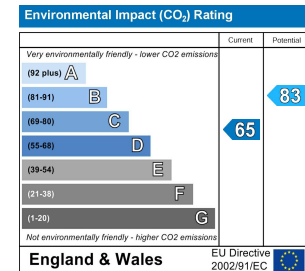
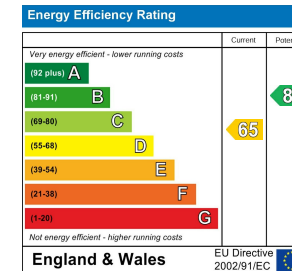
## EXTERNALLY

The property sits in wrap around gardens which are quite private being screened by established hedging. There are double wrought iron gates that enclose the paved driveway which is substantial enough to provide parking for several vehicles. In addition there is a single brick built garage measuring 19'05 x 8'10 that has light and power and an up and over door and there is a personal door to the rear of the garage leading out into the garden. Further parking is available via a covered car port.

The garden itself is laid to lawn to the side with paved patio seating areas and established borders with an abundance of shrubs, flowers and trees.

## LOCATION

Middleton-One-Row is situated just outside of the market town of Darlington. The front has stunning views across open countryside with the River Tees running alongside the tree lined bank with lovely walks to be enjoyed. A refreshing drink or meal can be enjoyed at the popular Davenport public house and restaurant.. The peaceful setting is conveniently situated for ease of access and transport links, with a regular bus service, a local train station at Dinsdale, Middleton St George. In addition Tees Valley Airport is close by.



**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.



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