



**** PART EXCHANGE AVAILABLE ****

The Heather is a wonderful 3-bedroom detached home with a built-in garage. The front lounge is a light and airy space. Elsewhere on the ground floor, the Heather offers a stunning open-plan kitchen/ dining area with French doors leading to the rear garden. There is also a downstairs WC, a utility room, and storage.

Upstairs, the generous master bedroom comes complete with a fitted wardrobe and a luxurious en-suite, complemented by two more spacious bedrooms and a family bathroom.

Like all properties at Hurworth Meadows, the Heather comes complete with premium insulation, solar panels, and an electric vehicle charging port.

EPC Band B

Hurworth Meadows, Neasham
Road, Darlington, DL2 1DL
3 Bed - House - Detached
£234,995
EPC Rating:
Council Tax Band:



**SMITH &
 FRIENDS**
 ESTATE AGENTS

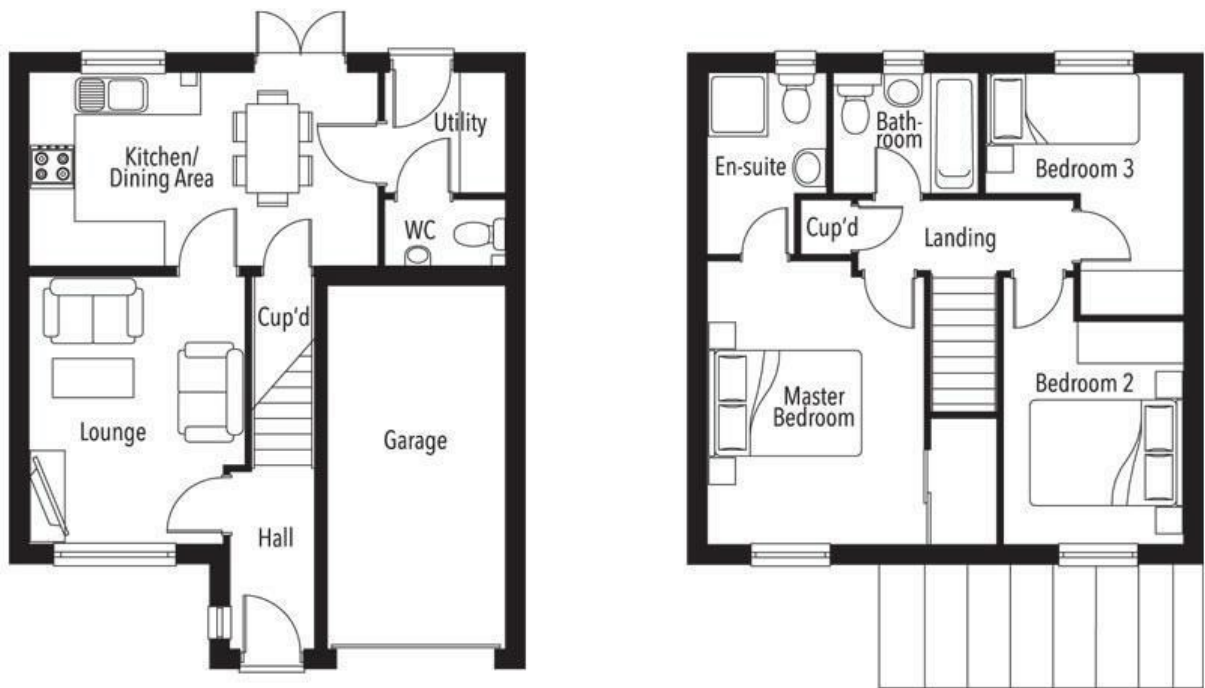
**Hurworth Meadows, Neasham Road, Darlington, DL2
1DL**



Hurworth Meadows, Neasham Road, Darlington,
DL2 1DL



Hurworth Meadows, Neasham Road, Darlington,
DL2 1DL



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.

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

7 Duke Street, Darlington, Co. Durham, DL3
7RX
01325 484440
darlington@smith-and-friends.co.uk

