



**\*\* FIRST TIME BUYER DEAL \*\***

**£5000 TOWARDS DEPOSIT - £1000 TOWARDS LEGAL FEES and £1000 MORTGAGE ARRANGEMENT FEE**

The Azalea is a beautiful 2-bedroom home that's perfect for first-time buyers and small families. It comes complete with parking. Downstairs, there is a front aspect kitchen–dining area to enjoy, as well as a spacious lounge with French doors leading to the rear garden. There is also a downstairs cloakroom.

On the first floor, you can enjoy a generous master bedroom with a fitted wardrobe and an en-suite. There are another double bedroom and a family bathroom.

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

EPC Band B

**Hurworth Meadows, Neasham  
Road, Darlington, DL2 1DL  
2 Bed - House - Semi-Detached  
£159,995  
EPC Rating:  
Council Tax Band:**



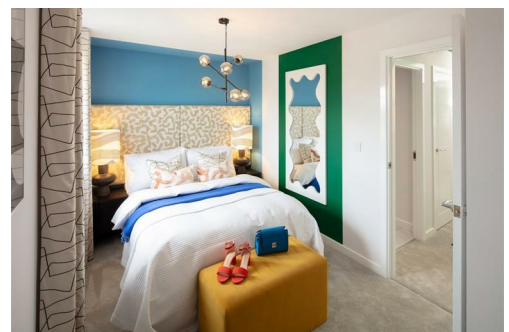
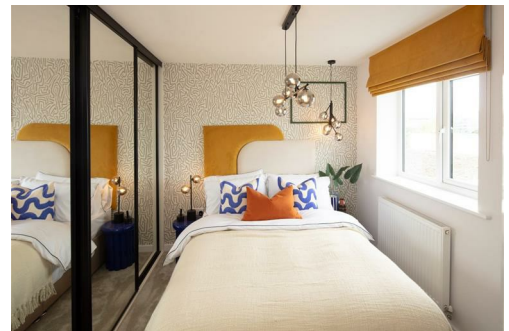
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**Hurworth Meadows, Neasham Road, Darlington, DL2  
1DL**



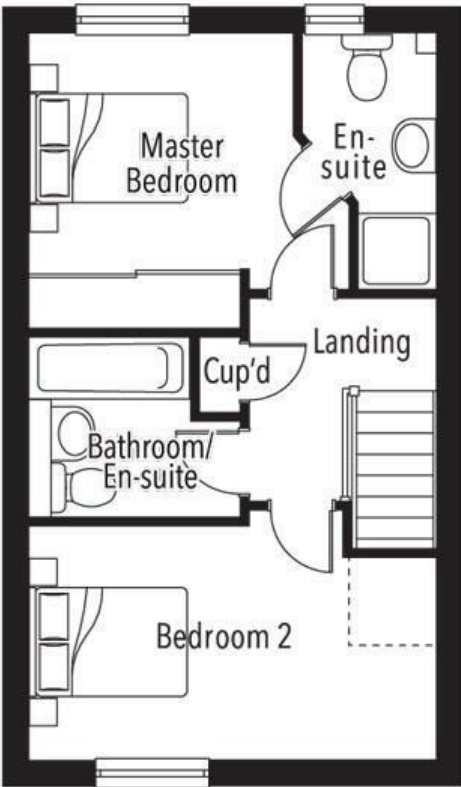
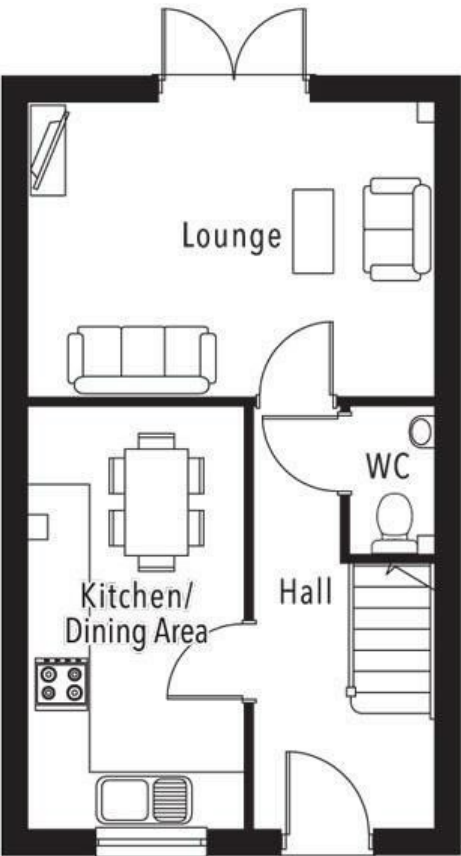


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**[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)**

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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

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