



Smith and Friends are pleased to offer for sale this two bedroom semi detached house located in the popular village of Hurworth Place approximately three miles from Darlington Town Centre.

The property retains some period features and character and offers excellent potential for improvement which can be carried out to a purchasers own taste.

Located on Hurworth Road within walking distance of local shops, excellent schools for all age groups, regular bus services and attractive walks along the nearby River Tees.

Please Note: Council Tax Band B. Freehold basis. EPC Band E
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

Hurworth Road, Darlington, DL2 2BW

2 Bed - House - Semi-Detached

£189,950

EPC Rating: E

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

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With the benefit of gas central heating and some uPVC double glazing the accommodation briefly comprises. Entrance Porch, Lounge with period fireplace, fitted Kitchen/ Dining Room with built in oven and hob, Conservatory, Landing, two Bedrooms and large Bathroom/ wc with four piece white suits including a bath and separate shower cubicle.

Externally there is a paved forecourt garden to the front and a large South facing courtyard to the rear with a large outbuilding suitable for a variety of uses.

Viewing is highly recommended.

GROUND FLOOR

Entrance Porch
4'2x3' (1.27mx0.91m)

Lounge
13'x15' increasing to 17'10 (3.96mx4.57m increasing to 5.44m)

Inner Hall

Kitchen/ Dining Room
18'x7' (5.49mx2.13m)

Conservatory
6'8x6' (2.03mx1.83m)

FIRST FLOOR

Landing

Bedroom 1
9'x13'6 increasing to 15'2 (2.74mx4.11m increasing to 4.62m)

Bedroom 2
8'10x8' (2.69mx2.44m)

Bathroom/ wc
9'2x8' (2.79mx2.44m)

OUTSIDE

Outbuilding
16'x6' approx (4.88mx1.83m approx)

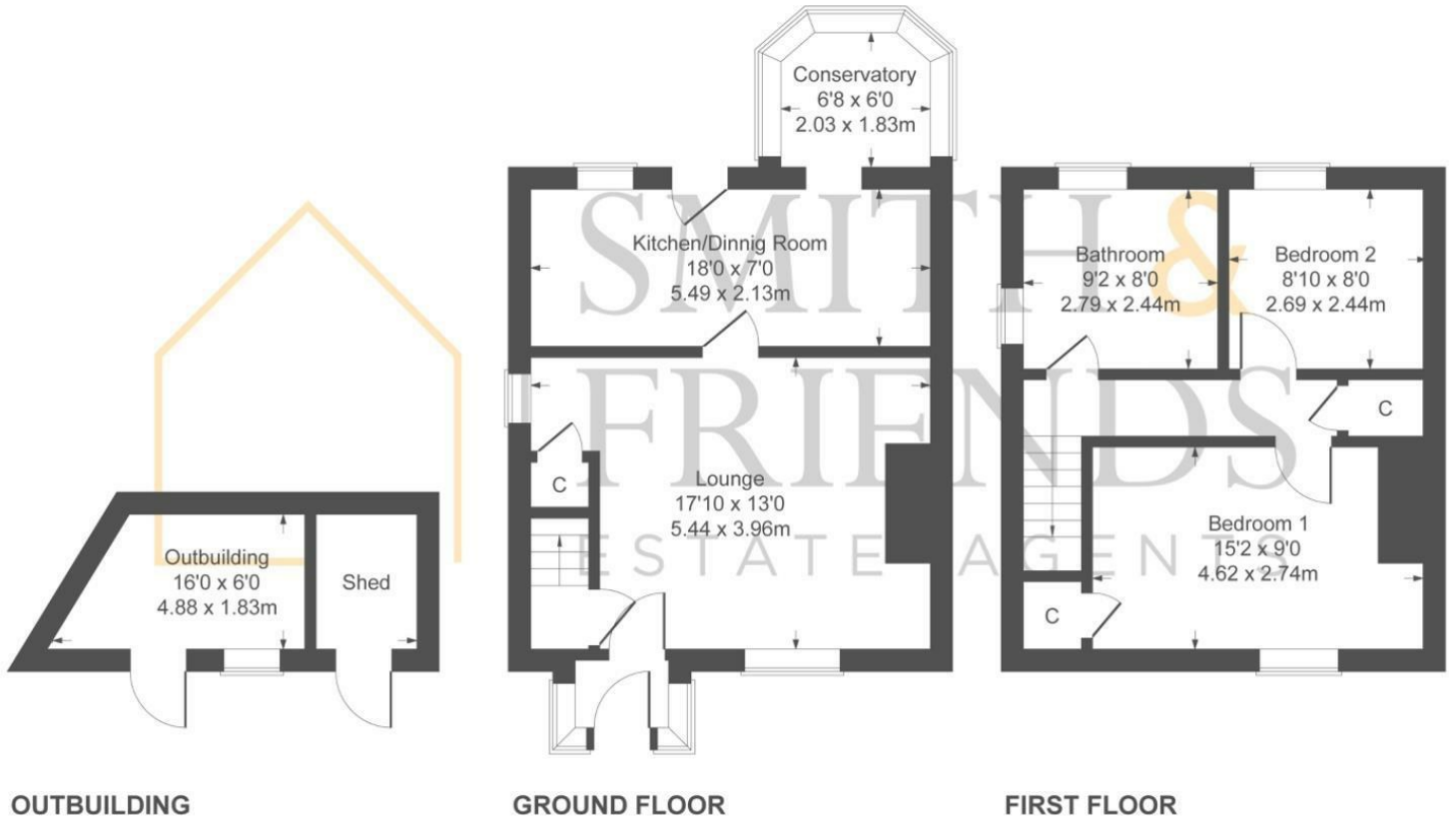


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Hurworth Road

Approximate Gross Internal Area
878 sq ft - 82 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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		77
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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