Ann Cordey
ESTATE AGENTS

7 Emerson Road, Hurworth, Darlington, DL2 2AW

Offers In The Region Of £165,000

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Set within a sought after location in this picturesque village, this home is ideal for families, first time buyers and investors and has no onward chain. The home itself benefits from spacious accommodation, an enclosed garden and is moments away from village amenities.

Hurworth village is ideally placed for easy access to both Darlington and the A167 southbound. The village has a local shop, school and amenities including The Bay Horse, The Emerson Arms and Rockcliffe Hall.

Having a spacious ground floor including living room, kitchen/dining room with windows overlooking the rear garden, there is also an inner hallway, cloaks/wc and utility area.

To the first floor there are two double bedrooms and the main bathroom which is also a good sized spacious room.

Externally to the rear, the garden is south facing, enclosed with side gate and is mainly laid to lawn. The garden to the front is partially enclosed by fencing and is laid to lawn. There is also a shared driveway leading to the rear garden.

Please note, some photos have been enhanced using artificial intelligence.

ENTRANCE VESTIBULE
4'10" x 3'10" (1.48 x 1.19)

LIVING ROOM
13'7" x 12'11" (4.15 x 3.95)

KITCHEN/DINING ROOM
14'2" x 10'10" (4.32 x 3.32)

INNER HALLWAY
3'1" x 4'10" (0.94 x 1.49)

UTILITY ROOM
3'10" x 6'1" (1.19 x 1.86)

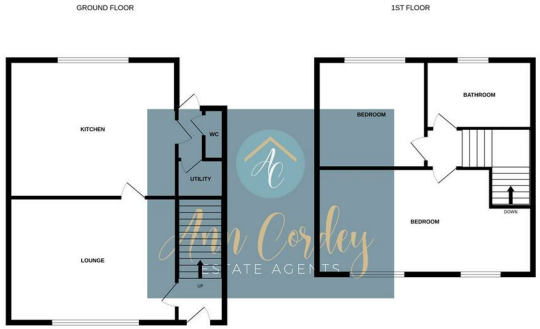
CLOAKS/WC
2'7" x 4'6" (0.81 x 1.39)

LANDING

BEDROOM ONE
17'3" x 9'11" (5.27 x 3.03)

BEDROOM TWO
9'3" x 11'10" (2.83 x 3.62)

BATHROOM
8'9" x 7'8" (2.67 x 2.34)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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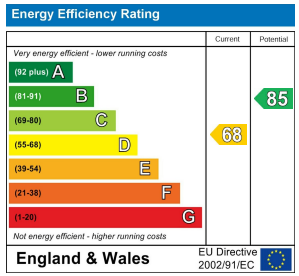

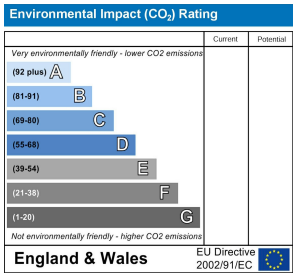

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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The Property Ombudsman

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