



## 22 SANDERSON ROAD, HURWORTH, DARLINGTON, DL2 2AU

### Offers In The Region Of £155,000

A spacious three-bedroom home with excellent potential for improvement, located in the highly sought-after village of Hurworth.

The property briefly comprises an entrance hallway with stairs leading to the first floor, a lounge to the front, and a dining room overlooking the rear with access to the kitchen. From the kitchen, a sun room provides further access to the rear garden.

To the first floor are three well-proportioned bedrooms and a family bathroom/WC, fitted with a walk-in shower, WC and hand basin.



**LOUNGE**  
15'05 x 14'00 (4.70m x 4.27m )

**DINING ROOM**  
11'01 x 8'11 (3.38m x 2.72m )

**KITCHEN**  
8'11 x 9'07 (2.72m x 2.92m )

**GARDEN ROOM**  
8'6 x 8'6 (2.59m x 2.59m)

**BATHROOM**  
7'7 x 6'6 (2.31m x 1.98m)

**BEDROOM**  
14'11 x 9'11 (4.55m x 3.02m)

**BEDROOM**  
13'8 x 10'08 (4.17m x 3.25m )

**BEDROOM**  
8'5 x 6'10 (2.57m x 2.08m )

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			
		64	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, rooms, corridors and appliances here and approximations apply in accordance to those that may vary slightly in the future. This plan is for information purposes only and does not constitute an offer of any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with SketchUp 2020

**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.

