



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)





GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the foregoing particulars, the measurements of the property are approximate and the purchaser is advised to verify the same by independent means. The vendor, agent and agent's servants have not been tested and the purchaser is advised to verify the same by independent means.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			8
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.



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