



12 MINSTER WALK, HURWORTH, DARLINGTON, DL2 2AR

Offers In The Region Of £240,000

A well-presented and well maintained family home situated within a quiet cul-de-sac, occupying a large corner plot offering excellent potential, with off-street parking to the front leading to a single garage. The property is offered with no onward chain and is priced for a quick sale, making it an ideal opportunity for a range of buyers.

The internal accommodation briefly comprises an entrance porch, a spacious living room with double doors opening into the kitchen/breakfast room, and a conservatory beyond, enjoying pleasant views over the side and rear gardens.

To the first floor, the landing provides access to three bedrooms and a family bathroom.



LOUNGE
14'00 x 12'11 (4.27m x 3.94m)

CONSERVATORY
11'03 x 10'05 (3.43m x 3.18m)

KITCHEN/DINER
17'00 10'07 (5.18m 3.23m)

BEDROOM ONE
11'07 x 10'04 (3.53m x 3.15m)

BEDROOM TWO
9'7 x 9'11 (2.92m x 3.02m)

BEDROOM THREE
9'01 x 7'00 (2.77m x 2.13m)

BATHROOM
7'00 x 5'07 (2.13m x 1.70m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(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	



Whilst every effort has been made to ensure the accuracy of the floorplans 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 guidance 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 should be given with regards to their condition.

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.

