

**** LUXURIOUS COTTAGE ** ** BEAUTIFULLY REFURBISHED ** ** VIEWINGS HIGHLY RECOMMENDED ****
**** HIGHLY SOUGHT AFTER HURWORTH VILLAGE ** ** REFURBISHED KITCHEN and BATHROOM ****

We anticipate demand to be high for this truly impressive two bedroom, two reception cottage with South facing rear yard, perfect for those warmer months.

The home has undergone an extensive refurbishment over recent years which can only be fully appreciated upon a thorough internal inspection, which we recommend at your earliest opportunity.

It lies within the catchment and walking distance of highly regarded schooling and the award winning Rockcliffe Hall Hotel, Spa and Golf Course. One can walk for miles and enjoy scenic beauty along the River Tees.

The home has undergone an electrical re-wire, some re-plastering, sumptuous interior design and contemporary kitchen and bathroom facilities.

Hurworth Road, Darlington, DL2 2DA

2 Bedroom - House - Terraced

Offers In The Region Of £190,000

EPC Rating: E

Tenure: Freehold

Council Tax Band: B

ROBINSONS
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Hurworth Road, Darlington, DL2 2DA

GROUND FLOOR

A light and airy lounge to the front giving a fabulous first impression with high quality stunning feature fire, perfect for those cosy nights in. There is a separate dining room, ideal for entertaining family and friends with inset lighting, tiled flooring, staircase to the first floor and French doors to the rear yard. The galley styled kitchen has been refurbished to a high standard providing an excellent range of modern, wall and base units with Granite work surfaces incorporating a sink unit with mixer tap, electric ceramic hob, cooker hood, electric oven, wine chiller, vertical central heating radiator, two windows and a refitted wall mounted combi boiler.

FIRST FLOOR

There is a landing with hatch and fitted ladder allowing access to a renovated loft which has been boarded, carpeted along with lighting, power, a double glazed Velux window and under eaves storage. There are two double, well dressed bedrooms, the master including a walk-in wardrobe. To complete the first is the contemporary modern bathroom having been refurbished with excellent taste comprising of a panelled bath with overhead shower, wash hand basin and w.c.

EXTERNALLY

A forecourt garden to the front and enclosed yard to the rear which has a favourable South aspect thus gaining the majority of the afternoon/evening sun. It has been improved with an external power socket and paved with artificial lawn, which is considered low maintenance making it a fantastic place to relax and unwind during those warmer months.

Please Note: Council tax band B. Freehold basis

Robinsons Tees Valley Darlington. Telephone Number 01325 484440 Email Address - darlington@robinsonsteesvalley.co.uk

LOUNGE

12'5" x 16'2" max (3.81m x 4.93m max)

DINING ROOM

12'4" x 13'1" (3.78m x 4m)

GALLEY STYLE KITCHEN

19'10" x 4'10" (6.06m x 1.49m)

FIRST FLOOR LANDING

BEDROOM

12'5" x 15'3" (3.81m x 4.67m)

BEDROOM

8'7" x 9'10" (2.63m x 3.02m)

BATHROOM/W.C.

10'10" x 4'10" (3.31m x 1.48m)



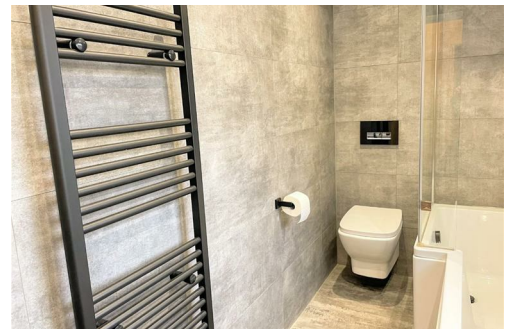
Hurworth Road, Darlington, DL2 2DA

ATTIC

10'6" x 15'5" max (3.22m x 4.71m max)

FRONT EXTERNAL

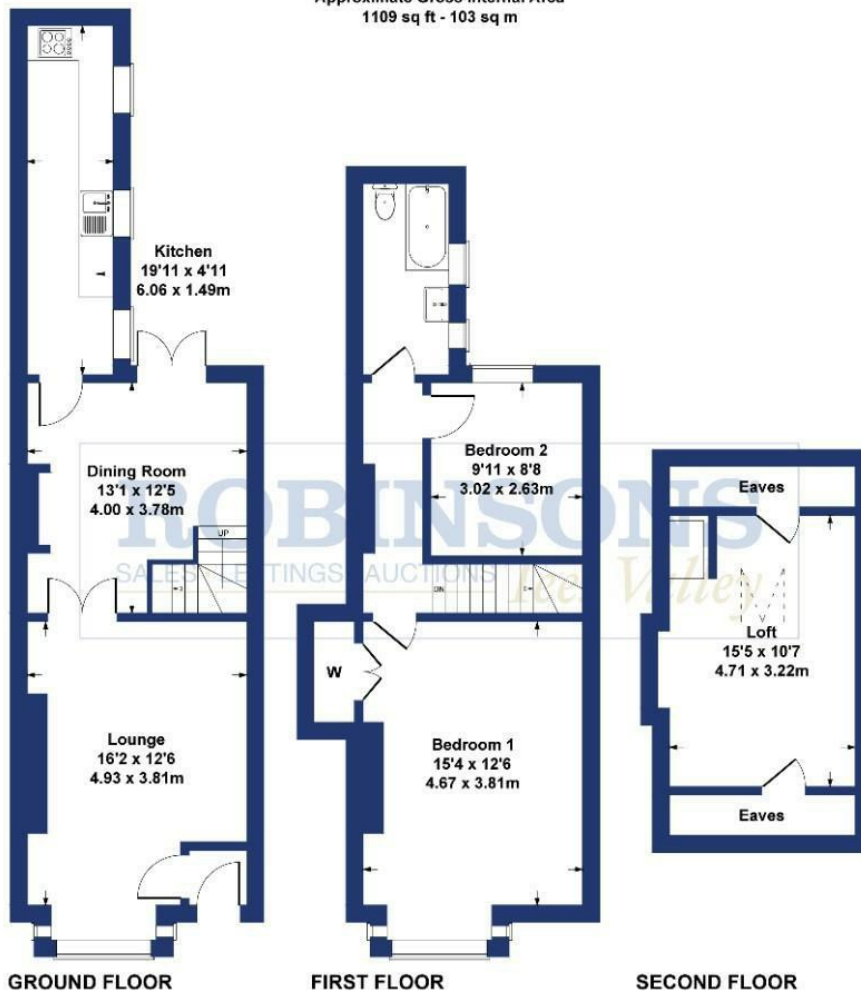
REAR COURTYARD



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. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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Hurworth Road
 Approximate Gross Internal Area
 1109 sq ft - 103 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

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			
		50	78
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	

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