

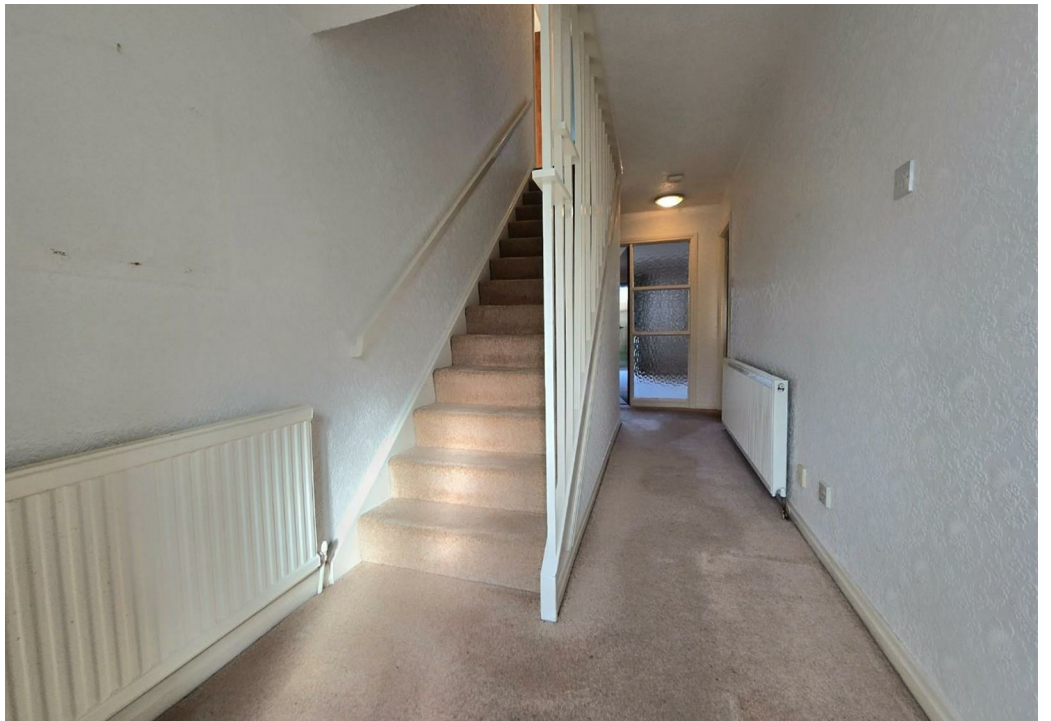


Westfield Drive, Hurworth, Darlington, DL2 2EQ
4 Bed - House - Detached
£267,950

Council Tax Band: E
EPC Rating: E
Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Westfield Drive, Hurworth, DL2 2EQ

*** NO CHAIN SALE ***
*** IDEAL PROPERTY FOR CREATING A LOVELY FAMILY HOME ***

A good sized four bedroom detached family home situated within the sought after village of Hurworth, Darlington. With highly regarded Hurworth primary and secondary schools can both be found within walking distance as is the award winning Rockcliffe Hall Hotel, Spa and Golf Club.

The property briefly comprises of; Entrance Porch, Entrance Hallway with Understairs Storage Cupboard, Generous Size Living Room with Patio Doors to the Rear Garden, Fitted Kitchen/Diner and Downstairs WC. The first floor provides a Landing, with Four Double Bedrooms and a Family Bathroom.

Externally, the property has a Double Width Driveway to the front with a well maintained garden, Side Gated Access to the Rear Garden, benefitting from South West Facing.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.



GROUND FLOOR

Entrance Porch
5'5" x 3'1"

Entrance Hallway
6'1" x 17'6"

Living Room
22'7" x 12'10"

Kitchen / Diner
7'6" x 20'4"

Downstairs WC
7'5" x 3'1"

FIRST FLOOR

Landing
8'2" x 6'1"

Bedroom 1
11'3" x 12'10"

Bedroom 2
8'1" x 12'11"

Bedroom 3
10'10" x 9'8"

Bedroom 4
11'0" x 9'10"

Family Bathroom
5'6" x 6'2"

SINGLE DETACHED GARAGE
8'2" x 17'1"



- **No Chain Sale**
- **Ideal Purchase for Family, Creating a Loving Home**
 - **Close to Highly Regarded Hurworth Primary & Secondary Schools**
 - **Highly Sought After Area**
 - **South West Facing Garden**
- **Double Width Driveway & Single Integral Garage**





Ground Floor



Floor 1



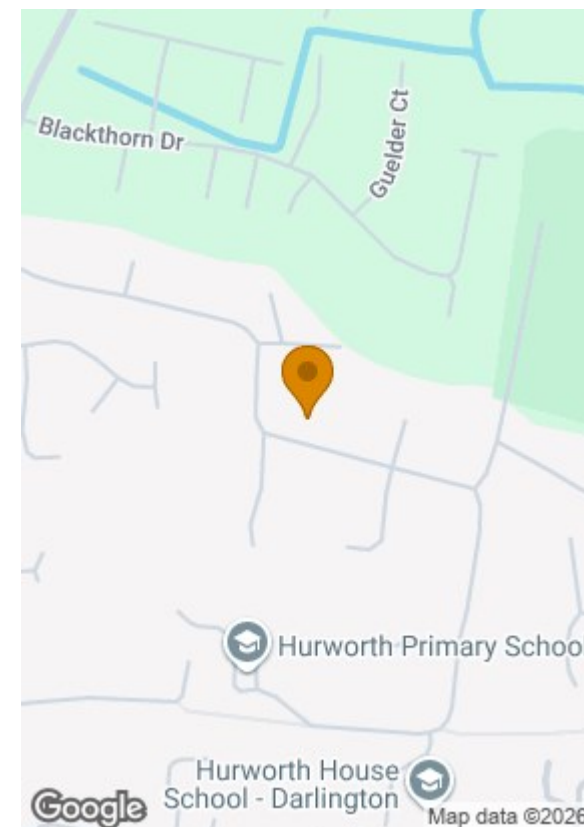
Approximate total area⁽¹⁾

1297 ft²
120.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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	52	73
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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